Emma Terry Homes

moving made personal



11 Ludgate Drive

East Bridgford, Nottingham, NG13 8NW

Offers over £129,950

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11Ludgate Drive, East Bridgford, Nottingham NG13 8NW

A fantastic opportunity to purchase a well-proportioned two-bedroom first floor maisonette, enjoying its own front garden and garage, situated in the village of East Bridgford.

The property is accessed via an entrance door with stairs rising to the first floor hallway which provides access to all of the accommodation. The property offers a generously sized reception room, currently used as a comfortable lounge/diner, providing an excellent space for both relaxing and entertaining. There is also a kitchen, two well-proportioned bedrooms and a bathroom fitted with a three-piece suite.

East Bridgford is a particularly popular Nottinghamshire village, offering a lovely balance of village life and everyday convenience. Local amenities include a village shop and Post Office, pub, primary school, medical centre, hairdresser and village hall, meaning many day-to-day essentials are close at hand. The village also enjoys a wonderful rural setting, with countryside, footpaths and the River Trent close by, making it an appealing location for those looking to enjoy a more relaxed lifestyle whilst remaining within easy reach of Nottingham and surrounding towns.

With approximately 141 years remaining on the lease and no service charge or ground rent payable, this is an appealing opportunity for first-time buyers, downsizers or those looking to invest in this desirable village location.







ENTRANCE HALL
Entrance door to property, window to side and stars to first floor.

HALLWAY
Doors through to Kitchen, Reception Room, Bedrooms and Bathroom.

RECEPTION ROOM
12'0" x 15'8" (3.66 x 4.78)
UPVC double glazed window to the front elevation, feature inset alcove with shelving and door through to Kitchen.

KITCHEN
6'6" x 8'8" (1.99 x 2.66)
A variety of wall and base units with work surface over, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, built-in electric fan assisted oven and grill with Induction hob and extractor fan over and UPVC double glazed window to rear.

BEDROOM 1
8'3" x 12'4" (2.53 x 3.76)
UPVC double glazed window to front and fitted wardrobes.

BEDROOM 2
7'7" x 9'8" (2.32 x 2.95)
UPVC double glazed window to rear, built-in cupboard and alcove with wall mounted gas combination boiler.

BATHROOM
6'7" x 6'3" (2.03 x 1.93)
Low level flush WC, wash hand basin, panel bath with shower over and UPVC double glazed window to rear.

OUTSIDE
The front garden belongs to number 11 which has been laid to lawn with inset shrubs and pathway leading to the entrance.

GARAGE
Power and lighting.


I CAME TO BOOGIE
NEW YORK
NEW YORK


I CAME TO BOOGIE
NEW YORK
NEW YORK


DISHOOM
BAKING DAYS
BREAD




BREAD


LAUNDRY SERVICE

















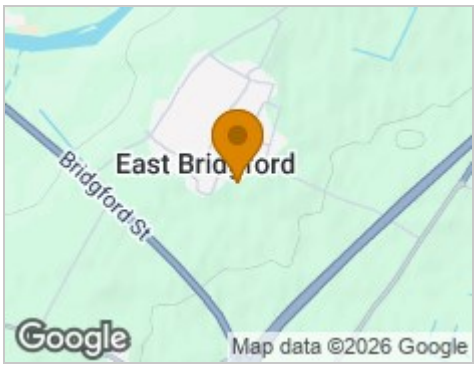
Road Map

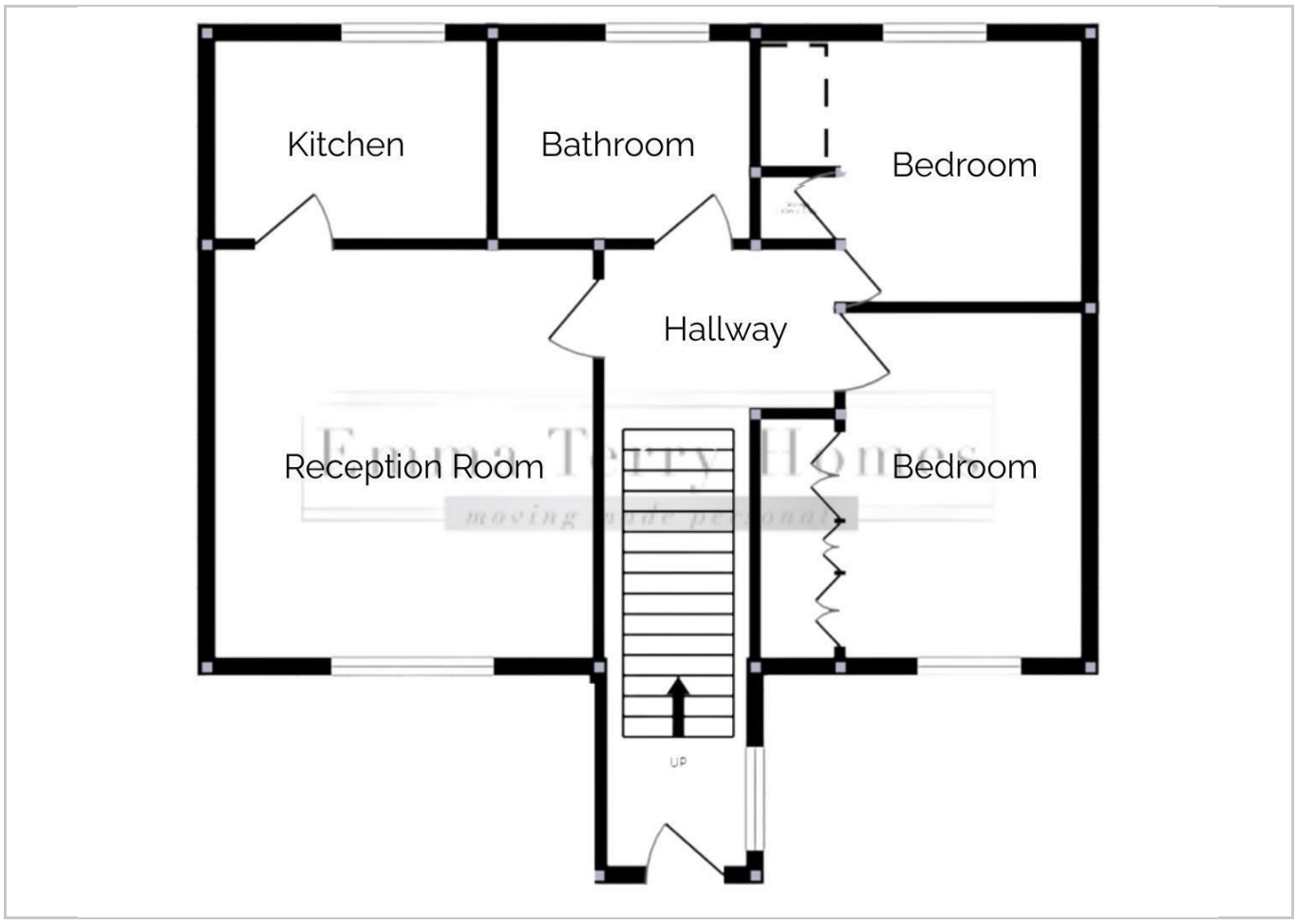


Hybrid Map



Terrain Map

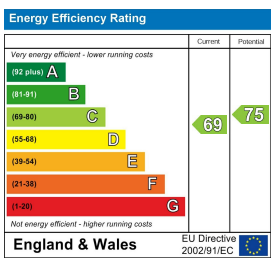




Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk