



**1 Holloway Close, East Bridgford,
Nottinghamshire, NG13 8NG**

No Chain £255,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- Spacious Living/Dining Room
- Off Road Parking & Garage
- Well Regarded Village
- Viewing Highly Recommended
- 3 Bedrooms
- Generous Gardens
- No Upward Chain
- Some Modernisation Required

An excellent opportunity to purchase a traditional semi detached home located on a pleasant established and generous plot within this highly regarded and well served village.

This excellent property offers a considerable level of potential, currently providing in the region of 900 sq.ft. of internal accommodation but, subject to consent, could offer scope to extend the accommodation further, making use of its generous plot gardens to three sides. Internally the accommodation comprises an initial entrance hall which leads through into a dual aspect sitting room with a pleasant walk in bay window to the front, a breakfast kitchen with walk in pantry off and an aspect into the rear garden. To the the first floor there are three bedrooms and main bathroom.

In addition to the internal accommodation the property occupies an established level plot set back behind a walled frontage with gated access onto a driveway and, in turn, a sectional garage while at the rear of the property is a pleasant enclosed garden. The garden is relatively generous by modern standards and also encompasses a useful brick outbuilding with gardener's WC and workshop.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

EAST BRIDGFORD

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A UPVC ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11' x 7' (3.35m x 2.13m)

A well proportioned initial entrance vestibule having spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath, double glazed window and, in turn, further doors leading to:

OPEN PLAN LIVING/DINING ROOM

17'8" x 13'10" max (5.38m x 4.22m max)

A well proportioned reception benefitting from a dual aspect with a large walk in double

glazed bay window to the front and additional window at the side; the focal point to the room is a chimney breast with feature brick fire surround, quarry tiled hearth, timber mantel above and alcoves to the side; coved ceiling and dado rail.

BREAKFAST KITCHEN

11'3" x 10'6" (3.43m x 3.20m)

A well proportioned space having an aspect into the rear garden; the room being large enough to accommodate a small dining or breakfast table and having a range of built in wall, base and drawer units, 3/4 high larder unit, L shaped configuration of laminate work surfaces with inset sink drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances include Neff four ring gas hob with single oven beneath; plumbing for washing machine, space for under counter fridge, wall mounted gas central heating boiler, double glazed window and exterior door into the garden.

Leading off the kitchen is also a useful:

WALK IN PANTRY

7'3" x 2'8" (2.21m x 0.81m)

Having fitted shelving and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window and further doors, in turn, leading to:

BEDROOM 1

14' x 10'6" (4.27m x 3.20m)

A well proportioned double bedroom having an aspect to the front, built in cupboard and two double glazed windows.

BEDROOM 2

11' x 10'5" (3.35m x 3.18m)

A further double bedroom having an aspect into the rear garden with two double glazed windows.

BEDROOM 3

10'7" x 7'3" (3.23m x 2.21m)

A well proportioned third bedroom benefitting from a dual aspect with double glazed windows to the front and side.

SHOWER ROOM

7' x 5'7" (2.13m x 1.70m)

Having a three piece suite comprising large double length shower enclosure with glass screen and wall mounted electric shower, close coupled WC and pedestal washbasin; double glazed window.

EXTERIOR

The property occupies an excellent established plot, particularly generous by modern standards, and subject to consent could offer scope to expand the accommodation further. The property is set back behind a walled frontage with both a wrought iron pedestrian gate leading onto a pathway and in turn the front door but also double wrought iron gates giving access onto a block set driveway which, in turn, leads to a detached sectional garage. The frontage is mainly laid to lawn with established borders to both the front and side. A further courtesy gate gives access into the rear garden which is certainly generous compared with modern dwellings, providing a fantastic outdoor space with a hedged perimeter, central lawn, aluminium greenhouse, a raised seating area leading into the kitchen and also encompassing a useful outbuilding with a gardener's WC and utility/workshop space.

GARDNER'S WC

5'3" x 3' (1.60m x 0.91m)

Having mid flush WC and double glazed window.

UTILITY/WORKSHOP SPACE

Providing useful storage; having double glazed window to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, water and drainage (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

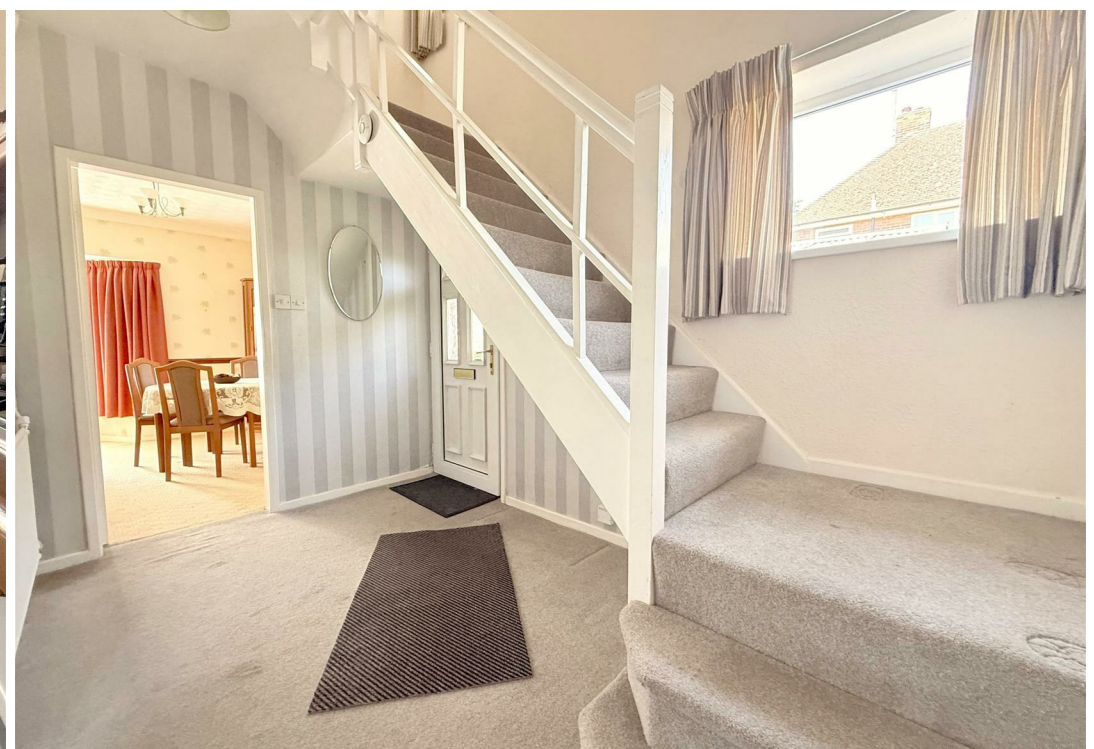
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

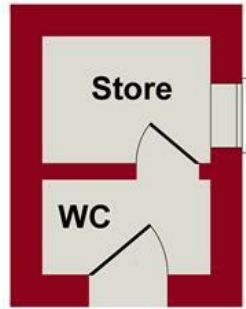
<https://www.gov.uk/search-register-planning-decisions>







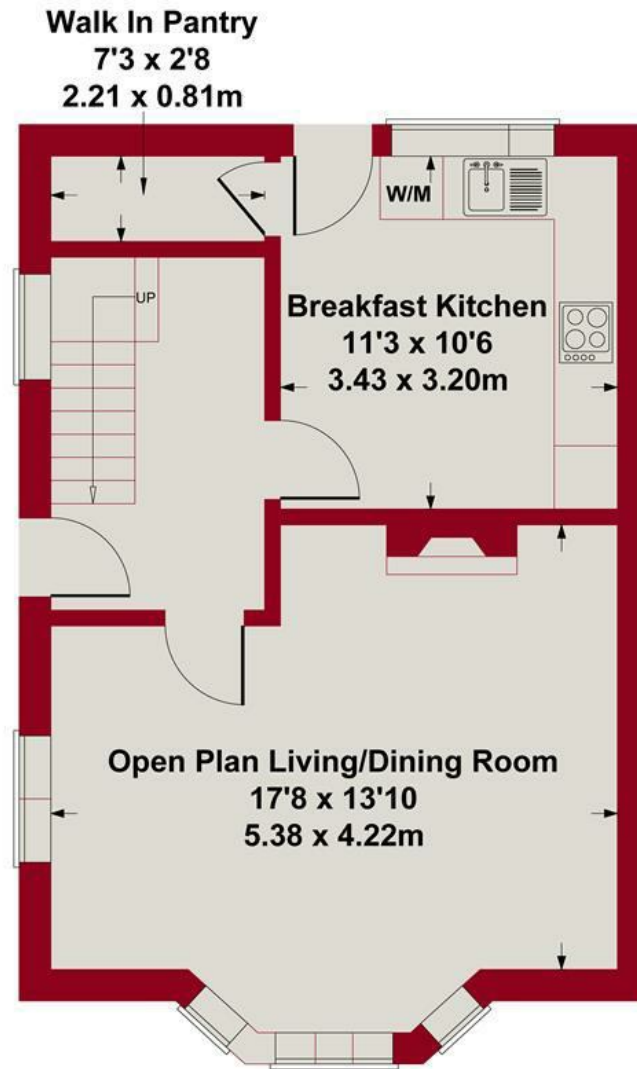




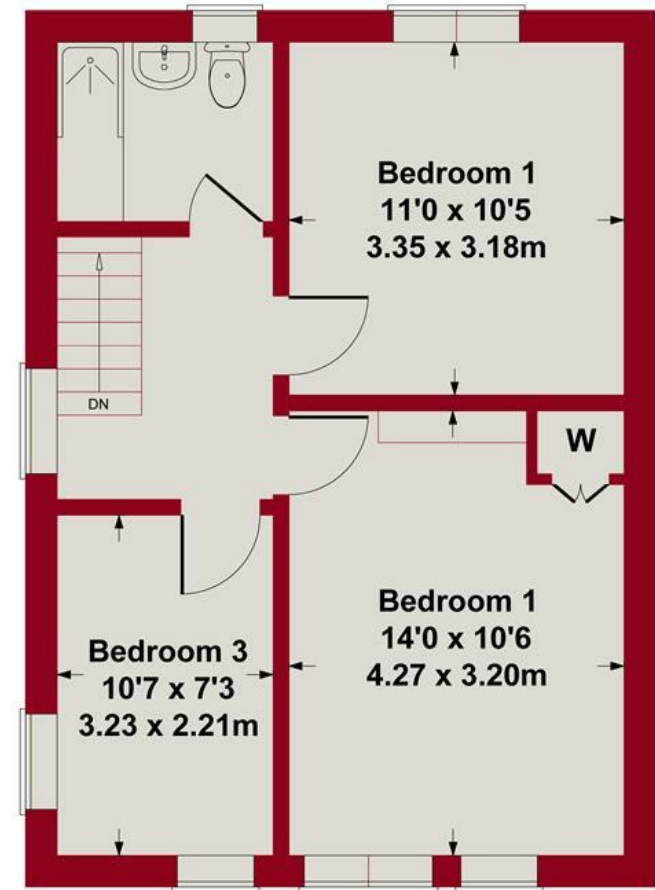
GARDNER'S WC



OUTBUILDING



GROUND FLOOR

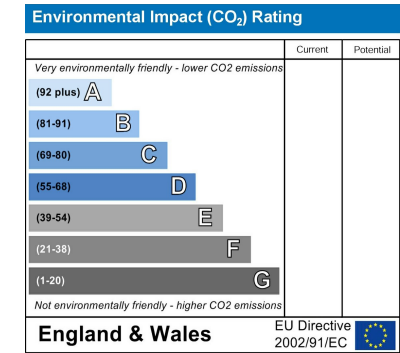
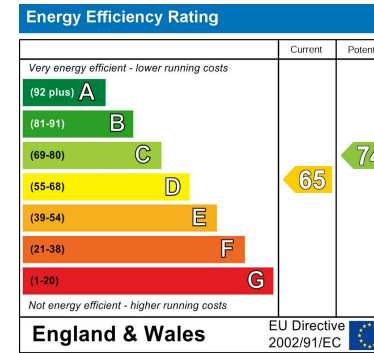


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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