



16 Croft Rise, East Bridgford
£270,000

 **NEWTON FALLOWELL**

16 Croft Rise

East Bridgford, Nottingham

Offered to the market is this three bedroom, terrace home located down a peaceful pedestrian road within the desirable village of East Bridgford. Accommodation comprises: Entrance Hall, Ground Floor W.C., Living Room, Kitchen Diner, Garden Room, Three good sized Bedrooms, Family Bathroom, stunning South Facing Rear Garden and Garage located within a block. EPC - TBC. Council Tax Band - C. Freehold. No Upward Chain.

Council Tax band: C

Tenure: Freehold



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Entrance Hall

Double glazed front door, solid Oak flooring, stairs rising to the first floor and doors to the Kitchen Diner, Living Room and Ground Floor W.C.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin having continuation of the Oak flooring and double glazed window.

Living Room

11' 8" x 15' 1" (3.55m x 4.60m)

A light and bright primary reception room with uPVC double glazed bay window to the front elevation, feature fireplace and television point.

Kitchen Diner

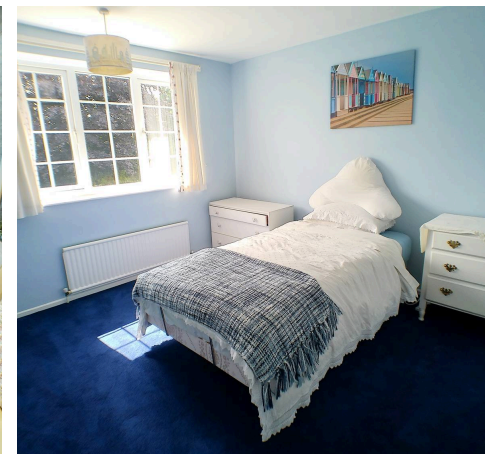
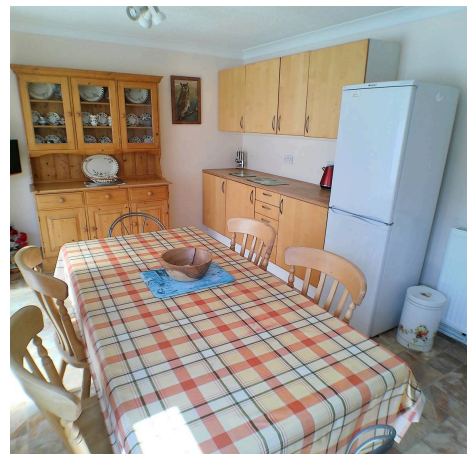
12' 6" x 17' 10" (3.81m x 5.44m)

Fitted with a good range of base and wall mounted units with solid wooden work surface over, inset sink and drainer, space and plumbing for washing mashing, space for further appliances, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, tile effect flooring, under stairs storage cupboard, uPVC double glazed door and window to the Rear Garden and double glazed patio doors to the Garden Room.

Garden Room

7' 3" x 9' 1" (2.22m x 2.77m)

UPVC double glazed construction with French doors opening to the Rear Garden and tiled flooring.





Landing

Doors to the first floor accommodation and cupboard housing the gas central heating boiler.

Bedroom One

11' 6" x 11' 3" (3.50m x 3.44m)

UPVC double glazed window to the rear elevation and built-in wardrobes.

Bedroom Two

11' 4" x 12' 1" (3.45m x 3.69m)

UPVC double glazed window to the rear elevation and built-in wardrobes.

Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

UPVC double glazed window to the front elevation and built-in cupboard.

Family Bathroom

6' 1" x 7' 5" (1.85m x 2.26m)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over and having uPVC double glazed window to the rear elevation.

Garage

Located within a block and having garage door to front.

Rear Garden

The South Facing Rear Garden has been beautifully landscaped to provide deep and flourishing planted borders, shaped lawn, patio area ideal for entertaining and alfresco dining, timber shed ideal for storage and timber pedestrian gate.

Outside to the Front

The Front garden is main laid to lawn with planted borders and a pathway leading to the entrance.

Agents Note

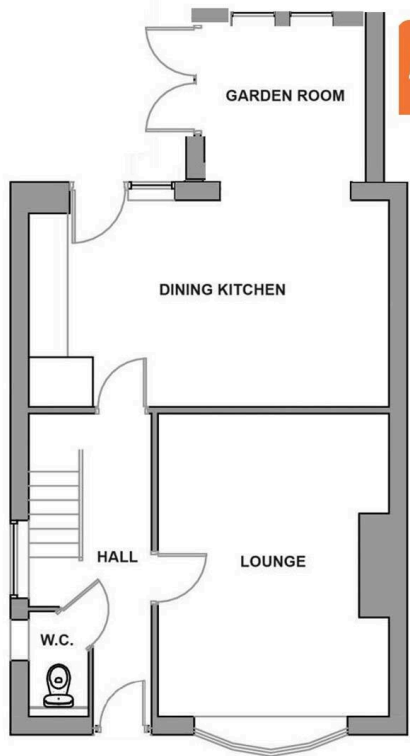
This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

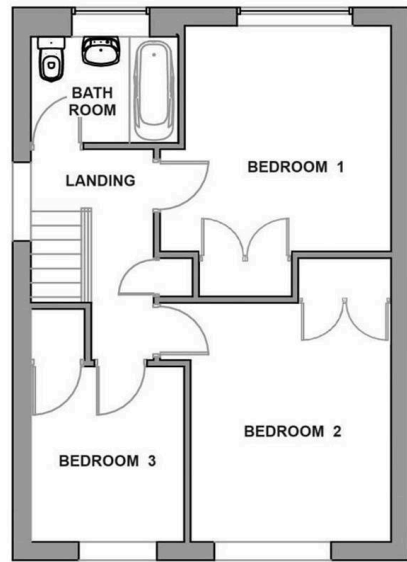
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-







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