



8 Magnolia Close, Bridge Green, Strelley, NG8 6GJ

£135,000



Marriotts



If friends were
flowers, I'd
pick you



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8 Magnolia Close Bridge Green, Strelley, NG8 6GJ

- 2 bedroom bungalow, over-60s independent retirement living
- Spacious lounge/diner with patio doors to the rear garden
- Ideal for those seeking a relaxed and secure lifestyle
- Beautifully presented throughout and move-in ready condition
- Modern fitted kitchen and contemporary shower room with walk-in shower

Beautifully presented throughout and offered in excellent condition, this attractive two-bedroom bungalow provides comfortable, low-maintenance living in a welcoming over-60s independent retirement development. Ready to move straight into, the property offers a bright and spacious layout with tasteful, neutral décor throughout.

The generous lounge/diner enjoys a peaceful outlook over the rear garden, with patio doors opening directly onto a tranquil outdoor space, perfect for relaxing or enjoying the warmer months. The modern fitted kitchen is both stylish and practical, while the contemporary shower room features a spacious walk-in shower.

Both bedrooms are well-proportioned and benefit from fitted wardrobes, providing excellent built-in storage.

Situated within a well-maintained retirement community, this delightful bungalow offers independent living in a peaceful setting, with the reassurance of a like-minded community and convenient access to local amenities.

£135,000



Overview

The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

Entrance hall

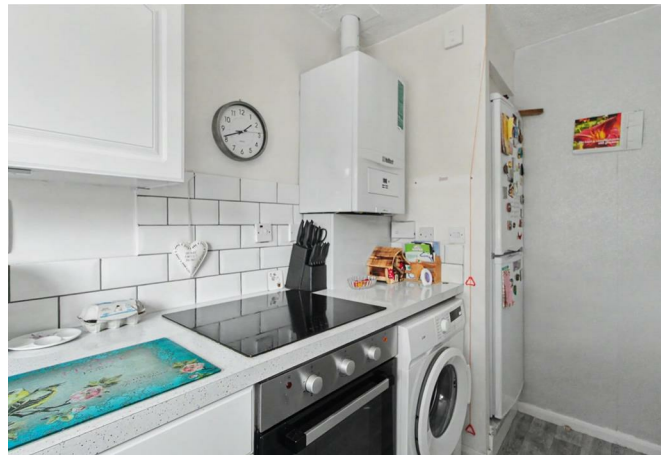
The entrance hall is carpeted with radiator, RCD board, access to the partly boarded loft access, assistance pull cord panel and a good sized storage cupboard.

Bedroom 1

Recently fitted double wardrobes with sliding doors, carpet, radiator and UPVC double glazed window to the front.

Bedroom 2

Carpeted with radiator, UPVC double glazed window to the front and fitted wardrobes with sliding doors.



Shower room

Double walk in shower cubicle with electric shower, glass screen and tile surround, vanity wash hand basin with mixer tap and toilet with dual flush. Radiator, extractor fan and vinyl floor.

Lounge diner

The lounge diner has carpet, radiator with fitted cover and UPVC double glazed patio doors leading to the garden.

Kitchen

The kitchen is fitted with an ample range of white cupboards, worktop, metro tile splash-back, 1 1/2 stainless steel sink and drainer with mixer tap, vinyl floor and UPVC double glazed window to the rear. There is a fitted electric oven & electric ceramic hob, wall mounted boiler, space for a washing machine and tall fridge freezer.

Outside

To the rear there is a paved patio with fence and gate, and an outdoor tap. Communally maintained grounds and lawns surround the property.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 28/11/1997

GROUND RENT AND SERVICE CHARGE: £279.33 PCM

COUNCIL TAX: Nottingham - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

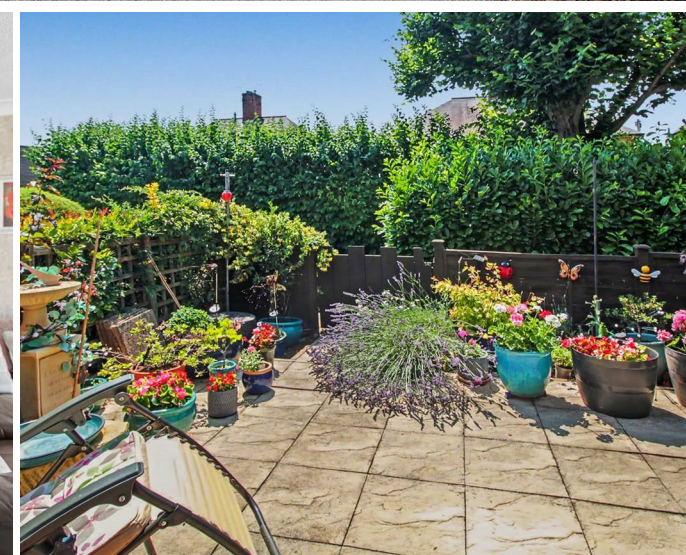
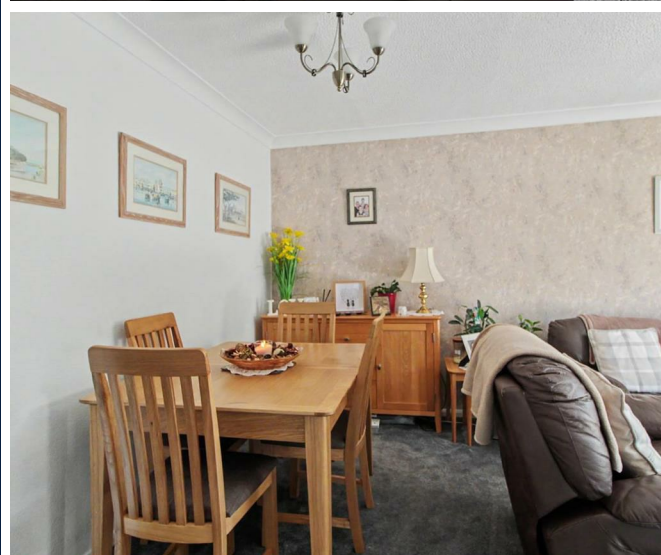
MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.





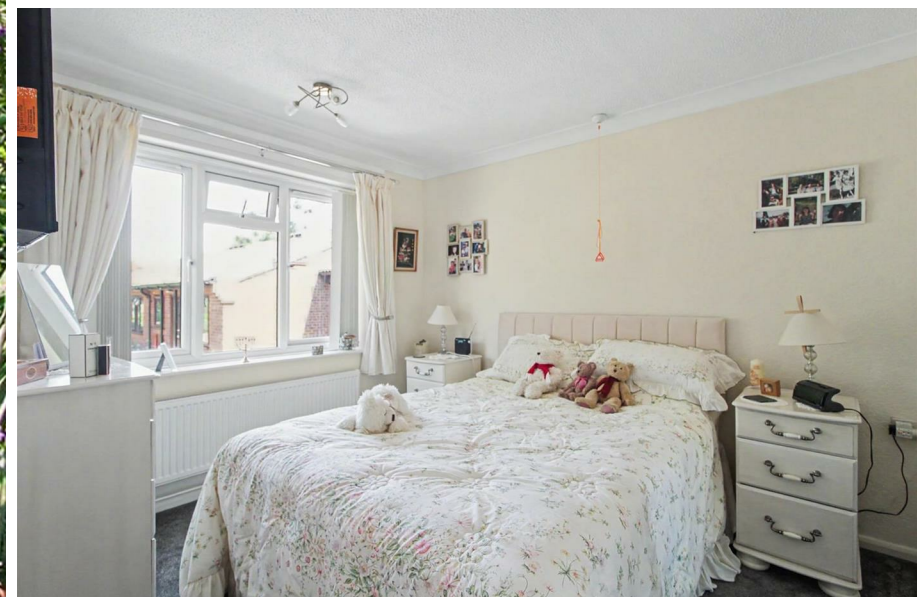


ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access

OTHER INFORMATION:

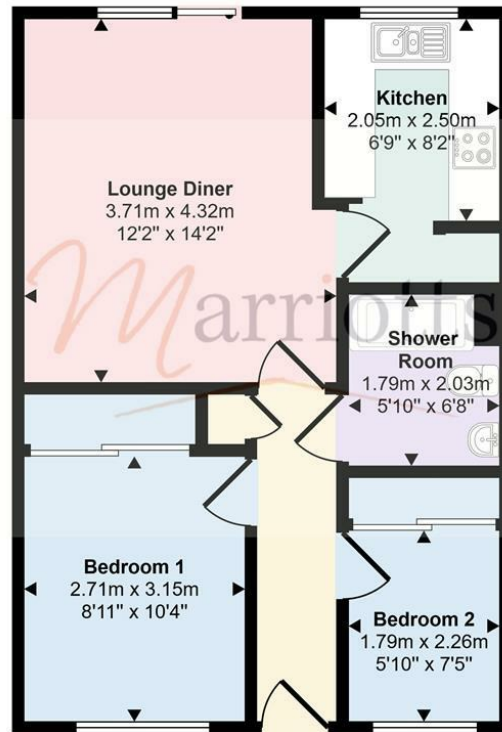
- To purchase a property in this development you must be over 60 years of age.

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area
48 sq m / 513 sq ft

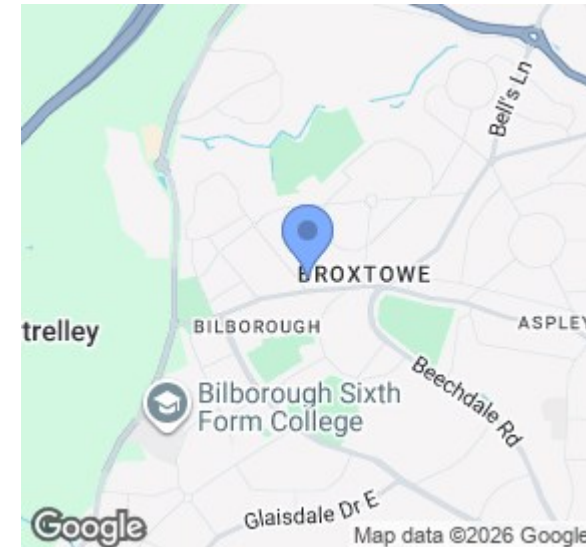


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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