

HoldenCopley

PREPARE TO BE MOVED

Chantrey Road, West Bridgford, Nottinghamshire NG2 7NR

Guide Price £300,000 - £350,000

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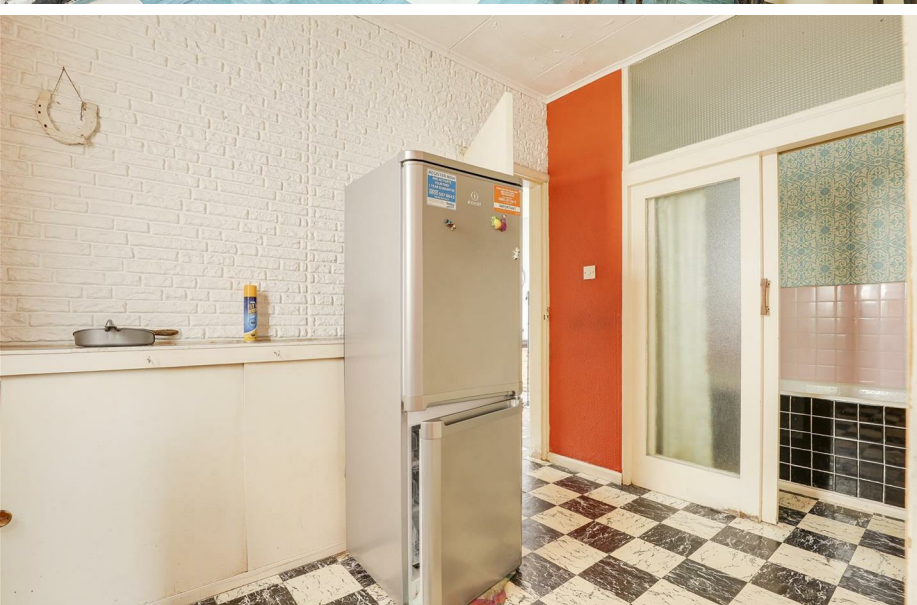
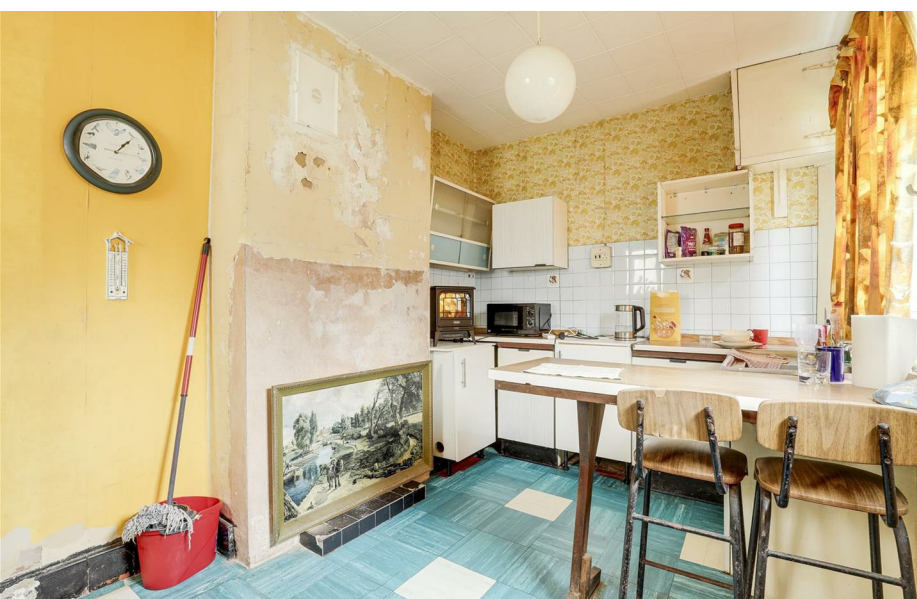
GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This two-bedroom detached bungalow offers plenty of potential and would be ideal for an investor or anyone looking to modernise and create their dream home. Positioned in a highly sought-after location, the property is within easy reach of local shops, top-rated schools, excellent transport links, and just a short distance from the city centre. The accommodation comprises an entrance hall, a spacious living room, a conservatory offering additional living space, a fitted kitchen, two bedrooms, a two-piece bathroom suite, a separate W/C, and loft access for further storage. Outside, the property benefits from a gated driveway providing off-street parking and leading to a detached garage, while the private rear garden is paved and includes a useful shed. With endless potential in a prime location, this property presents an opportunity to add value and create a bespoke home.

NO UPWARD CHAIN





- Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room & Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking
- Private Rear Garden With Shed
- Highly Sought After Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'0" x 12'2" max (1.85m x 3.71m max)
The entrance hall has tile-effect flooring, a built-in cupboard and a single door providing access into the accommodation.

Living Room

12'0" x 15'1" (3.66m x 4.60m)
The living room has UPVC double-glazed windows to the side elevation, carpeted flooring, a feature fireplace with a surround, a plate rail and double French doors providing access into the conservatory.

Conservatory

5'7" x 12'1" (1.71m x 3.69m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Kitchen

10'11" x 14'2" (3.35m x 4.34m)
The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, a stainless steel sink with a drainer, tiled flooring, partially tiled walls, UPVC double-glazed windows to the side and rear elevations and a single door providing access out to the garden.

Master Bedroom

11'8" x 13'4" (3.56m x 4.07m)
The main bedroom has UPVC double-glazed windows to the front and side elevation, carpeted flooring, fitted wardrobes with over the head cupboards and coving.

Bedroom Two

12'4" x 7'11" (3.76m x 2.42m)
The second bedroom has UPVC double-glazed windows to the front and side elevations and carpeted flooring.

Bathroom

14'3" x 6'5" (4.36m x 1.98m)
The bathroom has a wash basin, a fitted bath, fitted cupboards, tile-effect flooring, coving and a UPVC double-glazed window to the side elevation.

W/C

5'7" x 3'10" (1.72m x 1.19m)
This space has a low level flush W/C, tile-effect flooring, partially tiled walls, access into the loft and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front is a gated driveway leading to a detached garage.

Rear

To the rear is a private paved garden with a shed.

Shed

10'11" x 21'6" (3.33m x 6.57m)
The shed has windows, lighting, power points and double doors.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Unknown
- Septic Tank – No
- Broadband – Fibre

- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Medium chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

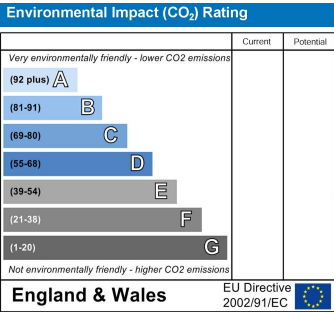
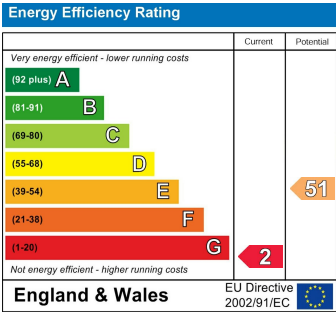
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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