



45 Greenacres Park, Holme Pierrepont,  
West Bridgford, NG2 5AX

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Situated on an Over 25s complex, this park home provides accommodation including an entrance hall, a lounge, a kitchen, two bedrooms (both with built in wardrobes, and one with two walk in wardrobes), plus a fitted bathroom.

Benefiting from gas central heating and double glazing, the property has open gardens to the front, and an enclosed patio garden to the rear.

Situated in the sought after South Nottinghamshire suburb West Bridgford, the property is close to the National Watersports Centre at Holme Pierrepont, and is within easy reach of excellent local facilities including shops, restaurants, parks, additional sporting venues, and highly regarded primary and junior schools. Transport networks by road and bus provide access to Nottingham city centre.

NO CHAIN

Guide Price £90,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, there are doors into the kitchen, the lounge, two bedrooms, and the bathroom.

The lounge has windows to the front and side, a gas fire set on a marble effect hearth with a wooden surround, and a door into the kitchen.

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus an integrated oven, and a gas hob with an extractor hood over. There is a door into the hall, a window to the rear, and a door opening to the rear garden.

The bathroom is fitted with a panelled bath with a shower over, a low flush wc, and a pedestal wash hand basin. There is a window to the front, a ceiling light point, and a radiator.

Bedroom one has a window to the rear, a radiator, a ceiling light point, built in wardrobes, and open access to two walk in wardrobes (both with a window to the side, a radiator, and lighting).

Bedroom two has a window to the front, a radiator, a ceiling light point, built in wardrobes with sliding mirrored doors and clothes hanging rails, plus over bed storage cupboards.

## OUTSIDE

There are gardens to the front and rear of this park home, with mature shrubs and plants, and a lawned area. The patio area to the rear is enclosed by timber screen fencing.

## Greenacres Park

This residential development is surrounded by fields and farms, yet in easy reach of Nottingham. It is exclusive for



the over 25s and in order to maintain a peaceful atmosphere on the park, pets are not allowed. The park offers a safe and secure environment with an on site warden, helping you to enjoy a relaxed and peaceful lifestyle. #THE AREA

The park is in walking distance of Holme Pierrepont Country Park which is home of the National Water Sports Centre and set in 270 acres of parkland with trails for walking and cycling. West Bridford is the nearest town and is only one mile away, where you can find shops including M&S foodhall, Asda, Boots, Iceland, banks, a post office and a medical centre. Located on the outskirts of Nottingham, the park is just 10 minutes away from the cities facilities and attractions.

The pitch fees are £72.14 per week and include water. Please contact Thomas James Estate Agents for further information.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,599.17.

## Energy Performance Certificate

This park home is exempt from the requirement to have an Energy Performance Certificate.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

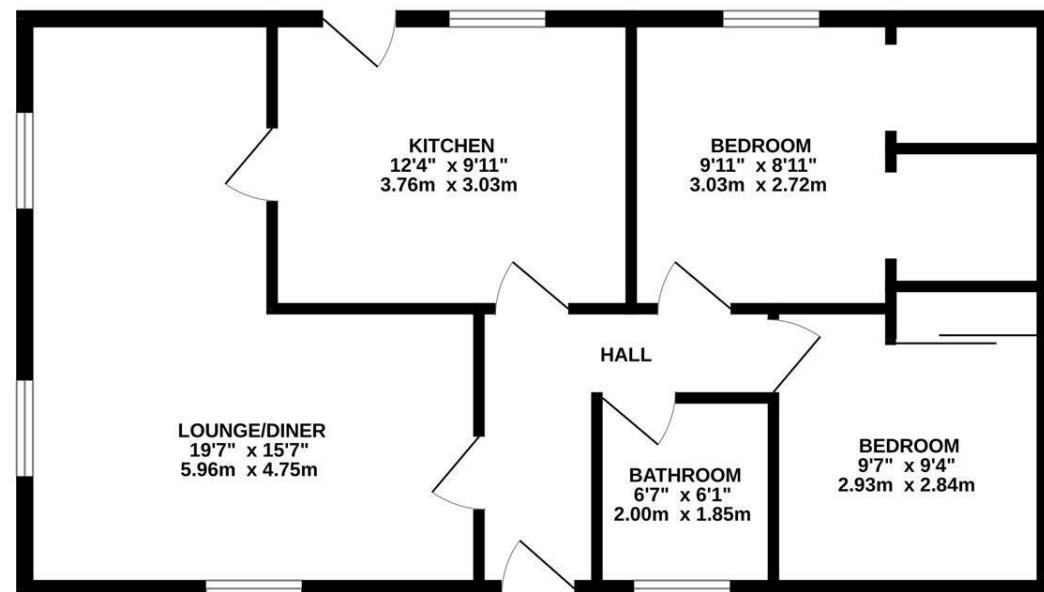
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.

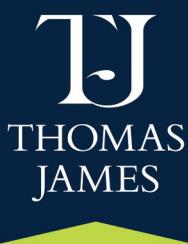


TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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