Keys Estate Agents

... the key to a successful move

Lansdowne Drive, West Bridgford, Nottingham, NG2 7FJ

Offers in the region of £249,950

* Sought After Residential Location

* Excellent Commuting Links

* Suitable for A Variety of Purchasers

* Close to Local Amenities

w: www.keysestataeagents.co.uk

Lansdowne Drive, West Bridgford, Nottingham, NG2 7FJ

ACCOMMODATION

DESCRIPTION

A three bedrooms Mid Town House located in the highly sought-after West Bridgford area, the deceptively spacious accommodation throughout makes it an ideal purchase for a wide range of buyers including first-time buyers, families or investors alike, situated close by to numerous amenities such as well regarded local schools, local shops and having excellent transport links into the heart of West Bridgford and into the City Centre.

To the ground floor, the property comprises a modern fitted kitchen-diner, a spacious reception room featuring a gas fireplace, and a cloakroom. The first floor hosts three well-proportioned bedrooms and a bathroom with a three-piece suite. Externally, there is on-street parking available to the front of the property and to the rear a garden with ample lawn space which is enclosed by fenced borders.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, tile flooring, under stair storage cupboard, exterior door

LOUNGE 17'8" x 10'0" (5.41m x 3.06m)

Coving to the ceiling, laminate wood effect flooring, ceiling light point, radiator, two uPVC double glazed window with dual aspect

OPEN PLAN KITCHEN & DINING AREA 17'8" x 9'4" (5.4m x 2.86m)

Fitted with a range of shaker style base and wall units with co-ordinating worktops and a tiled splashback, sink and drainer with mixer tap, plumbing for a washing machine, spaces for appliances and dining table.. Ceiling light point, radiator, recessed lighting, tiled flooring, two uPVC double glazed windows with dual aspect

CLOAKS 3'10" x 3'4" (1.17m x 1.03m)

Fitted with a two piece cloakroom suite comprises: wall mounted wash hand basin with tiled splashback, low level w.c. Ceiling light point, uPVC obscured double glazed window

REAR HALLWAY

Ceiling light point, stairs to the first floor, uPVC double glazed door to rear garden area

FIRST FLOOR

STAIRS & LANDING

Ceiling light point, two storage cupboard, access to first floor rooms

MASTER BEDROOM 12'5" x 11'5" (3.8m x 3.5m)

Ceiling light point, radiator, wooden floorboards, storage unit, uPVC double glazed window with rear aspect

BEDROOM TWO 11'6" x 9'8" (3.53m x 2.96m)

Ceiling light point, radiator, wooden floorboards, storage cupboard, uPVC double glazed window with rear aspect

Lansdowne Drive, West Bridgford, Nottingham, NG2 7FJ

BEDROOM THREE 9'11" x 7'8" (3.04m x 2.36m)
Ceiling light point, radiator, wooden floorboards, uPVC double glazed window front aspect

BATHROOM 6'2" x 5'9" (1.9m x 1.77m)
Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, fully wall tiled, floor tiled, uPVC double glazed window

OUTSIDE
Garden to the front of the property with a path leading to the front door.
To the rear is a private garden with a lawn, mature shrubs and trees, a paved patio area, a single wooden gate leading to the front of the property, fence panelling.

GENERAL INFORMATION
Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Services
We believe all are available.

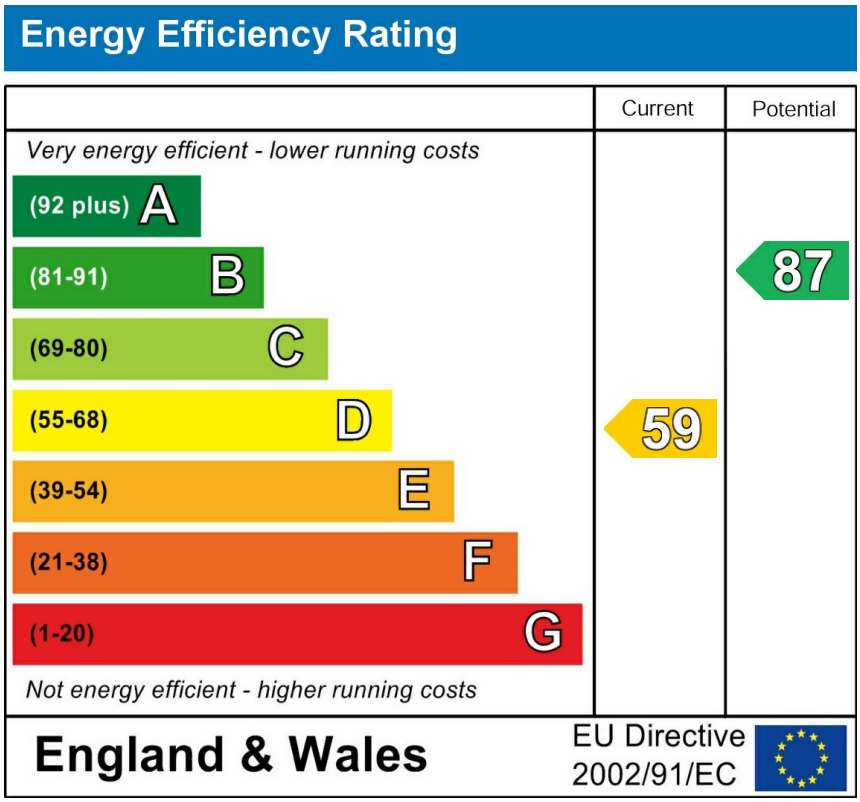
Tenure
Assumed to be freehold.

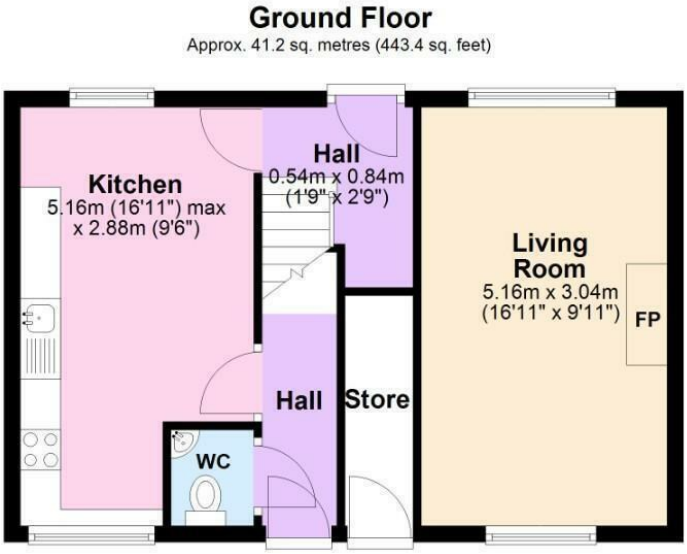
Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion





Total area: approx. 82.4 sq. metres (886.8 sq. feet)

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Written quotations of credit terms available on request. A life assurance policy may be required

K025 Printed by Ravensworth Digital 0191 2303553