



15 Honeysuckle Close, Bridge Green, NG8 6GF

£125,000

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 Marriotts



# 15 Honeysuckle Close

## Bridge Green, NG8 6GF

- NO UPWARD CHAIN
- Recently redecorated throughout, with new carpets and vinyl flooring
- Modern shower room and fitted kitchen
- Retirement development for the over 60's, with on site community centre
- 2 bedrooms, spacious lounge
- Residents parking

Nestled in the tranquil setting of Honeysuckle Close, this delightful two-bedroom bungalow boasts fresh interiors, having been recently redecorated throughout and with new carpets, and stylish floor covering. With no upward chain, this bungalow is ready for immediate occupancy, allowing you to settle in without delay

The bungalow features a contemporary kitchen and a well-appointed shower room, the spacious lounge serves as the heart of the home, and provides ample room for a small dining table and chairs. From the lounge, patio doors lead to a charming rear garden, perfect for enjoying the outdoors in a peaceful setting.

Situated within the Bridge Green development which is specifically designed for those over 60 seeking an independent retirement lifestyle. This property is part of a thoughtfully designed community comprising six small courtyards surrounding a central green and pavilion. Residents benefit from a community building that includes a lounge, laundry facilities, guest accommodations, and a variety of regular activities, fostering a sense of belonging and camaraderie among neighbours. Each home is equipped with a community alarm service, featuring pull cords throughout, ensuring peace of mind for residents. This property is not just a home; it is a gateway to a vibrant and supportive community, making it an excellent choice for those looking to embrace a fulfilling retirement lifestyle.

£125,000



### Entrance hall

With double glazed composite door, wall mounted thermostat control, RCD board, alarm panel, radiator and newly fitted carpet.

### Lounge

The lounge has newly fitted carpet, radiator, UPVC double glazed window to the rear and UPVC double glazed patio doors leading to the patio and communal gardens. Access to the kitchen and inner hallway.

### Kitchen

The kitchen is fitted with a range of wall and floor cabinets, one of which houses the central heating boiler. There is space for a cooker, washer, under counter fridge and freezer. With worktop, tiled splash back, one and a half bowl sink with drainer and mixer tap, extractor fan, radiator, newly fitted vinyl flooring and UPVC double glazed window to the front.



### Inner hall

Newly fitted carpet and with loft access.

### Bedroom 1

UPVC double glazed window to the rear, newly fitted carpet and radiator.

### Bedroom 2

UPVC double glazed window to the front, newly fitted carpet and radiator.

### Shower room

Fitted with a corner shower cubicle with electric shower, wash hand basin with vanity unit, toilet with dual flush, radiator, extractor fan, a good sized storage cupboard, new vinyl flooring and UPVC double glazed window to the front.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: June 2005

GROUND RENT AND SERVICE CHARGE: £245 pcm

COUNCIL TAX: Nottingham - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

Communal gardens

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British gas

MAINS ELECTRICITY PROVIDER: British gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

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

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







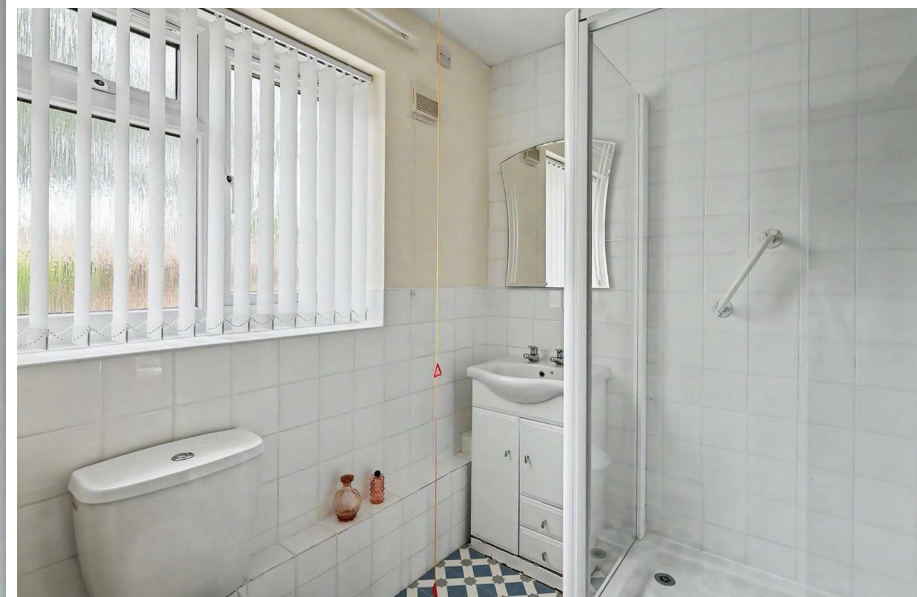
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access to front and rear

**OTHER INFORMATION:**

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

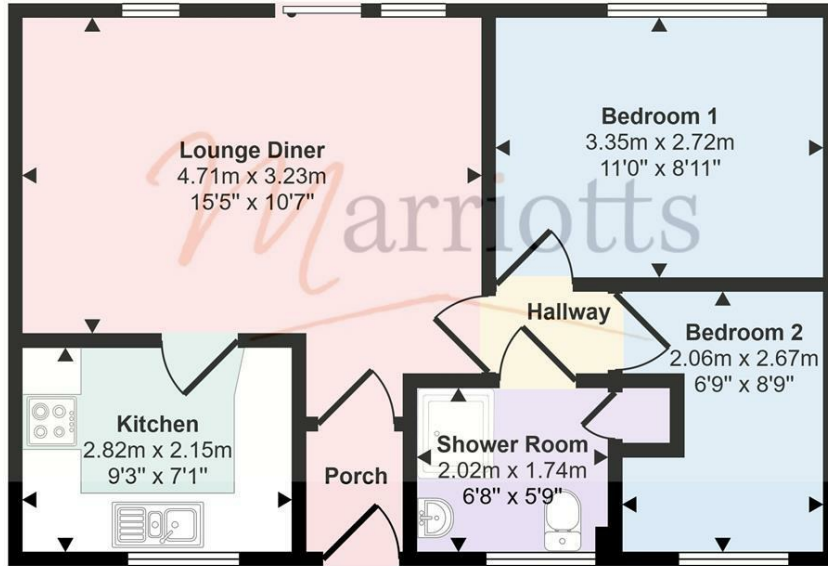
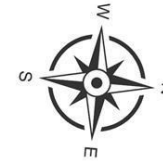
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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  
46 sq m / 493 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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