



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

£135,000



Marriotts





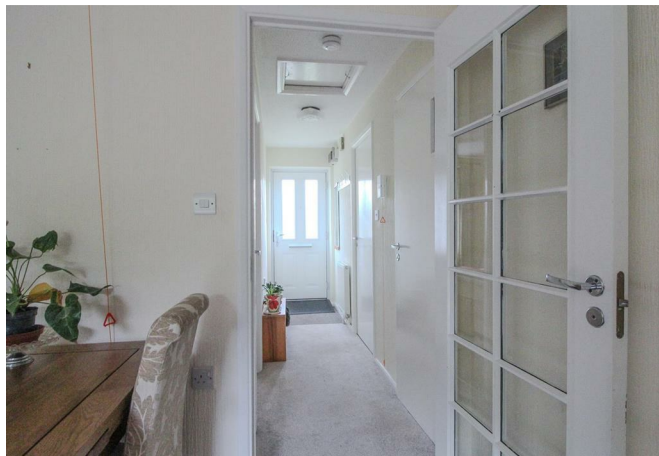


# 9 Magnolia Close Bridge Green, Strelley, NG8 6GJ

- Independent retirement living, specifically for the over 60's
- Two bedrooms, master with fitted wardrobes
- Gas central heating and double glazing
- Modern fitted kitchen and shower room
- Spacious lounge with room for a small table/chairs
- No upward chain

Nestled in the tranquil setting of Magnolia Close, Nottingham, this charming semi-detached bungalow offers a delightful opportunity for independent retirement living, specifically tailored for those aged over 60. The Bridge Green development is thoughtfully designed, featuring six small courtyards that encircle a central green and pavilion. Residents can enjoy a vibrant community atmosphere, complete with a dedicated lounge, laundry facilities, guest accommodations, and a variety of regular activities to foster social engagement.

This well-presented two-bedroom bungalow boasts neutral decor thought, with a modern fitted kitchen, spacious lounge having patio doors connecting to the garden and allowing for a lovely flow of natural light and easy access to outdoor space. The good-sized master bedroom comes equipped with fitted wardrobe, providing ample storage. Additional there is a contemporary shower room. Gas central heating, and double glazing, ensure comfort and efficiency throughout the year. Each bungalow is equipped with a community alarm service, with pull cords conveniently located throughout the property, offering peace of mind for residents.



£135,000



## Entrance hall

From the front a composite door leads into the carpeted hallway, which has loft access, a full height storage cupboard, radiator, wall mounted RCD board, assistance pull cord and doors lead to all rooms.

## Bedroom 1

The master bedroom has fitted wardrobes, carpet, radiator and UPVC double glazed window to the front.

## Bedroom 2

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

## Shower room

The modern shower room is equipped with a double walk in shower with glass screen, mains connected shower with duel head mixer bar and tiled surround. WC with duel flush and vanity wash hand basin with storage under. There is vinyl flooring, radiator and an extractor fan.



## Lounge

Having fitted carpet, radiator, electric feature fire with surround and hearth, door into the kitchen and UPVC patio door to the garden.

## Kitchen

Fitted with wall and floor cabinets, worktop, duel bowl stainless steel sink & mixer tap and tiled splash back. There is space for appliances including cooker, washing machine and tall fridge freezer. Vinyl flooring, UPVC window to the rear and full height cupboard housing the central heating combination boiler.

## Outside

The rear patio looks out onto the communal gardens that surround it, there is an outside tap.

The property is accessed from the front through communal grounds.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years from 2000

SERVICE CHARGE & GROUND RENT: £230.09 - to be reviewed annually.

COUNCIL TAX: Nottingham - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Not known

FLOOD RISK: Ver Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

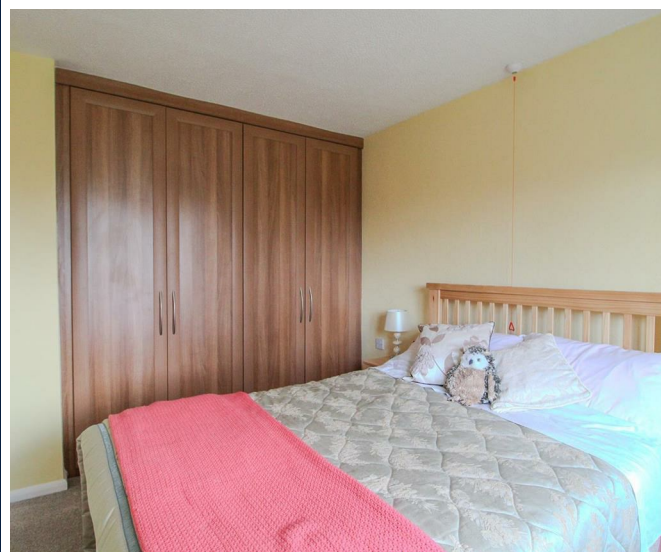
MAINS WATER PROVIDER: Severn Trent

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.

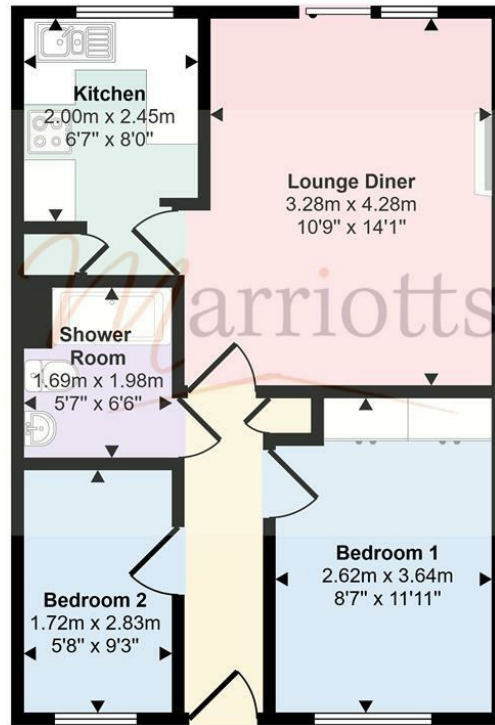








Approx Gross Internal Area  
45 sq m / 481 sq ft



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>		
(55-68) <b>D</b>		
(39-54) <b>E</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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