



52 Cooper Close, Cropwell Bishop, NG12 3DL

£190,000



Marriotts







# 52 Cooper Close Cropwell Bishop, NG12 3DL

- Semi detached house
- Three bedrooms
- Though lounge diner
- Cul-de-sac location
- UPVC double glazing
- NO UPWARD CHAIN

A chalet-style semi-detached house in a cul de sac location in the popular village of Cropwell Bishop. The property is in need of refurbishment and has three bedrooms, a full-length through lounge diner and kitchen on the ground floor, with a bathroom on the first floor with an electric shower. Driveway, front and rear gardens and NO UPWARD CHAIN!!

£190,000



## Entrance Hall

With UPVC double glazed front door, wall-mounted Worcester combination gas boiler, radiator, under-stairs cupboard and doors to both the lounge and kitchen.

## Lounge

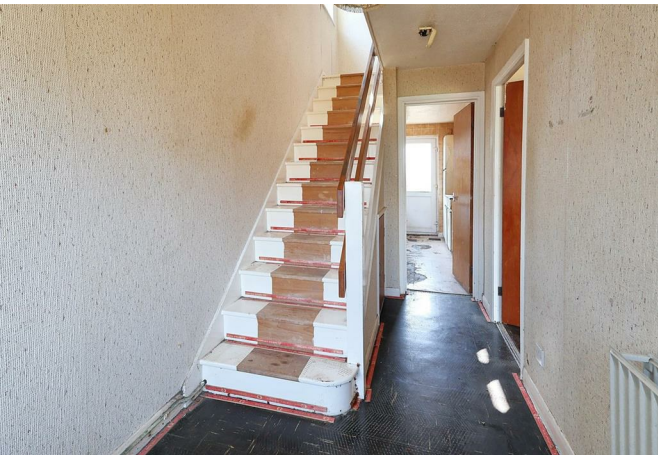
Wall mounted gas fire, UPVC double glazed front window, radiator and opening through to the dining room.

## Dining Room

UPVC double glazed window and door to the rear, radiator and door to the kitchen.

## Kitchen

Several wall and base units with inset stainless steel sink and drainer, fully tiled walls, gas cooker point, built-in shelved cupboards, UPVC double-glazed side window and rear door.





## First Floor Landing

Loft access and doors to all rooms.

## Bedroom 1

UPVC double glazed window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed front window and radiator.

## Bathroom

Consisting of bath with electric shower, pedestal washbasin and dual flush toilet, radiator and UPVC double glazed rear window.

## Outside

There is a front lawn and driveway for at least two cars with gated access leading to the rear. To the rear is a paved patio and lawned garden with a fenced perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: Rushcliffe - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: hallway

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: stepped front  
and rear access

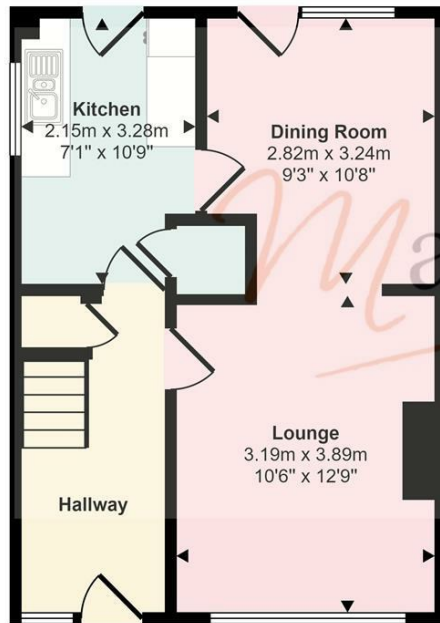




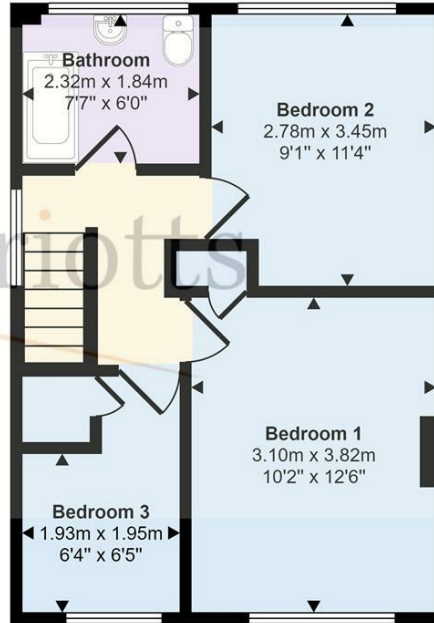




Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 39 sq m / 415 sq ft

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>75</b>
(55-68) <b>D</b>	<b>64</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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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