

HoldenCopley

PREPARE TO BE MOVED

Brickyard Lane, East Bridgford, Nottinghamshire NG13 8NJ

£950 PCM

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THREE BEDROOM BUNGALOW...

This three bedroom bungalow would make the perfect home for any family looking to downsize or lose the stairs. The property is situated in a highly sought after village location which is host to a range of local amenities, various schools and excellent transport links.

Internally, the accommodation comprises of an entrance hall, a WC, a lounge diner, a kitchen and a conservatory along with three bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property are two driveways providing ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Bungalow
- Three Bedrooms
- Modern Kitchen
- Dining Room
- Spacious Lounge
- Three Piece Bathroom Suite
- Village Location
- Parking For Multiple Cars
- Must Be Viewed
- 360 Virtual Tour Available





ACCOMMODATION

Entrance Hall

3'3" x 16'0" (1.0 x 4.9)

The entrance hall has carpeted flooring, three wall mounted radiators, a wall mounted thermostat, an in built storage cupboard and a composite door provides access into the accommodation

Kitchen

9'2" x 14'1" (2.8 x 4.3)

The kitchen has tile effect flooring, a range of fitted base and wall units with rolled edge work surfaces, an in built oven, an electric hob and an extractor fan, a tiled splashback, a washing machine, a fridge freezer, a stainless steel sink with a drainer and mixer taps and a double glazed window to the front elevation

Dining Room

8'2" x 13'9" (2.5 x 4.2)

The dining room has tile effect flooring, a wall mounted radiator, a TV point, two double glazed windows to the front and side elevations and patio doors to the garden

Living Room

20'8" x 13'9" (6.3 x 4.2)

The living room has carpeted flooring, a TV point, a TV cabinet, a feature fireplace with a decorative surround and a hearth, a free standing display cabinet, two wall mounted radiators and two double glazed windows to the front and side elevations

Master Bedroom

14'9" x 12'5" (4.5 x 3.8)

The main bedroom has carpeted flooring two free standing wardrobes, four chest of drawers, a wall mounted radiator and a double glazed window to the side elevation

Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

The second bedroom has carpeted flooring, an in built wardrobe, a wall mounted radiator and a double glazed window to the side elevation

Bedroom Three

8'10" x 12'9" (2.7 x 3.9)

The third bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the side elevation

Bathroom

5'6" x 8'6" (1.7 x 2.6)

The bathroom has wood effect flooring, a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower, a wall mounted radiator, part tiled walls, an extractor fan and a double glazed courtesy window to the rear elevation

W/C

2'11" x 5'2" (0.9 x 1.6)

OUTSIDE

Front

To the front of the property is a garden with a lawn, a block paved driveway and gated access to the rear

Rear

To the rear of the property is a patio area, a pebbled area, a range of plants and shrubs and fence panelling

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Approx. Gross Internal Area of the Ground floor:
1199.96 Sq Ft - 111.48 Sq M
Approx. Gross Internal Area of the Entire Property:
1199.96 Sq Ft - 111.48 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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