

# HoldenCopley

PREPARE TO BE MOVED

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GQ

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Guide Price £275,000 - £285,000

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NO UPWARD CHAIN...

This two bedroom detached bungalow would make the perfect purchase for any family buyers or someone looking to lose the stairs! The property benefits from spacious accommodation whilst being well presented throughout. Situated in one of Nottingham's most sought after residential locations, this property is within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Heymann Primary & Nursery School and The West Bridgford School. Internally, the accommodation comprises an entrance hall, a lounge/diner, a fitted kitchen and two good sized bedrooms serviced by a shower room. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Spacious Kitchen
- Shower Room
- Ample Fitted Storage Space
- No Upward Chain
- Driveway & Garage
- Private Enclosed Garden
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

6'2" x 7'6" (1.9 x 2.3)

The entrance hall has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed door providing access into the accommodation

### Kitchen

10'9" x 9'2" (3.3 x 2.8)

The kitchen has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, space for a cooker, space and plumbing for a washing machine, a pantry, a UPVC double glazed window and door to the side elevation

### Hallway

6'10" x 3'7" (2.1 x 1.1)

The hallway has carpeted flooring and a loft hatch

### Lounge/Diner

22'3" x 11'1" (6.8 x 3.4)

The lounge/diner has carpeted flooring, two wall mounted radiators, coving to the ceiling, a TV point, space for a dining table and UPVC double glazed French doors to the rear garden

### Master Bedroom

11'1" x 20'0" (3.4 x 6.1)

The main bedroom has carpeted flooring, two wall mounted radiators, a range of fitted wardrobes and storage space and a UPVC double glazed window to the front elevation

### Shower Room

6'6" x 6'10" (2.0 x 2.1)

The bathroom has a low level flush W/C, a wall mounted radiator, a built-in cupboard, a pedestal wash basin, a walk-in shower with a wall mounted shower, an extractor fan and a UPVC double glazed obscure window to the side elevation

### Bedroom Two

10'5" x 10'9" (3.2 x 3.3)

The second bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the rear elevation

### Garage

## OUTSIDE

## Front

To the front of the property is courtesy lighting, a range of plants and shrubs and a large block paved driveway providing off road parking

## Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, hedges, mature trees, panelled fencing, a wooden shed and access to a single garage

## DISCLAIMER

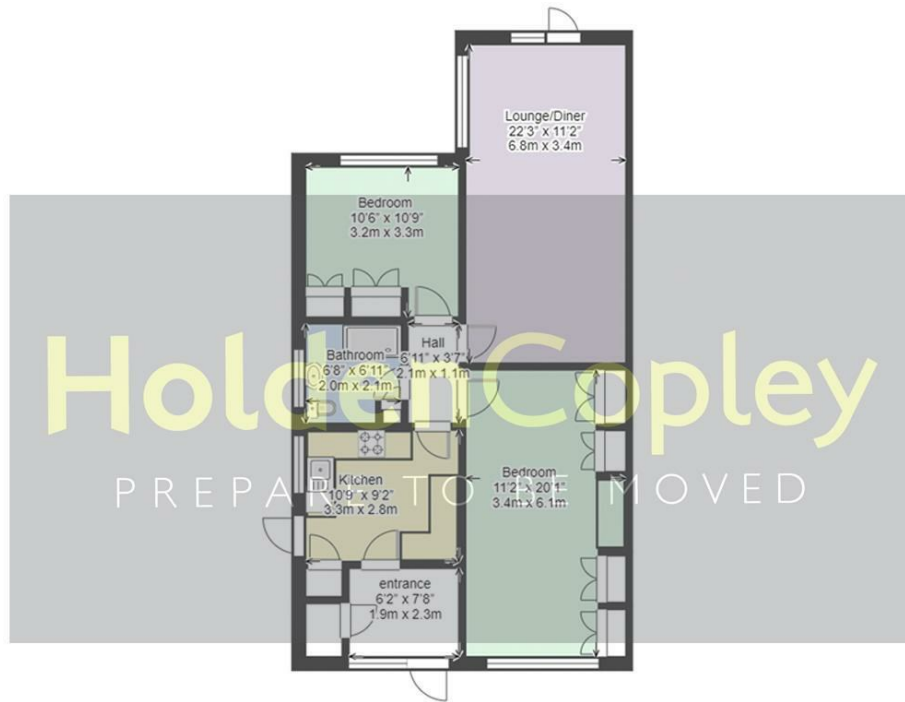
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

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Approx. Gross Internal Area of the Ground floor:  
**797.93 Sq Ft - 74.13 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**797.93 Sq Ft - 74.13 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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