

HoldenCopley

PREPARE TO BE MOVED

Bunbury Street, The Meadow, Nottingham NG2 2LE

Guide Price £230,000 - £240,000

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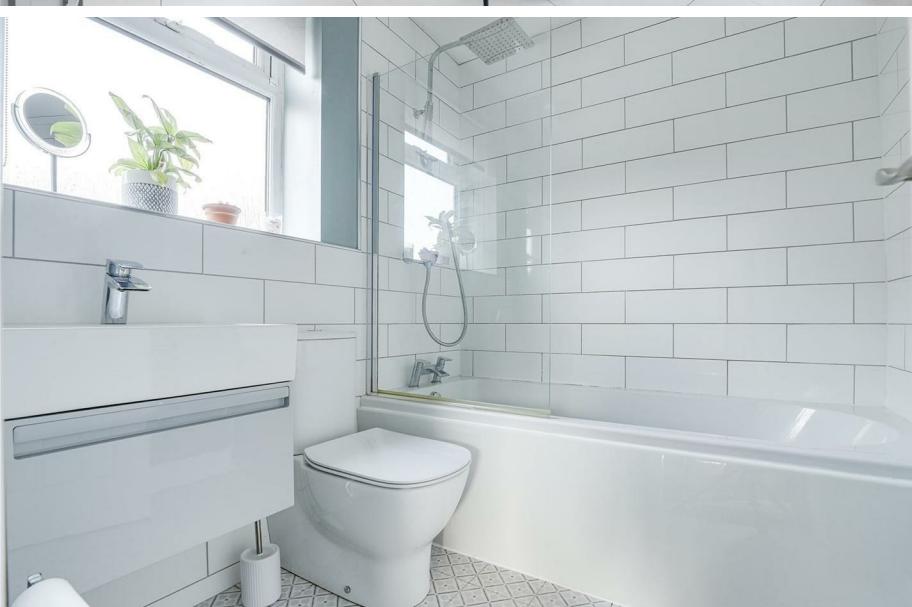
GUIDE PRICE £230,000 - £240,000

WELL-CONNECTED AREA...

A beautifully presented semi-detached home, ideally situated for convenient access to both Nottingham City Centre and West Bridgford, as well as local schools, shops, and a wide range of amenities. The property also benefits from excellent transport links, making it perfect for buyers looking for a move-in ready home in a sought-after location and benefits from Hive control heating. The ground floor welcomes you with an entrance hall that provides access to a spacious and inviting living room, complete with practical storage solutions. From here, you step into a modern fitted kitchen, thoughtfully designed with a coffee/breakfast bar, creating a central hub for family life. The kitchen opens seamlessly into the dining room, which is brightened by a skylight and features a door leading directly to the rear garden, offering a natural flow between indoor and outdoor living. A convenient W/C completes the ground floor accommodation. Upstairs, there are two well-proportioned bedrooms, both fitted with wardrobes providing excellent storage, alongside a newly fitted three-piece bathroom suite finished to a high standard. Externally, the property offers well-maintained front and side gardens with a neat lawn with gravelled areas, a practical shed, and an external water tap. Security is enhanced with CCTV, strategically positioned lighting, and a side gate featuring a buzzer entry system along with a remote controlled electric sliding gate on the drive for added peace of mind. The rear garden is private and inviting, extending from the side garden and featuring subtle soffit lighting to create a warm evening ambience. A generous patio area is ideal for outdoor seating or entertaining, while the garden is enclosed by sturdy fencing, providing both privacy and a clearly defined boundary.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room & Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway With Remote Controlled Electric Gate
- Pedestrian Gate With Intercom & CCTV
- Enclosed Rear Garden
- Close To Victoria Embankment
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 3'9" (0.94m x 1.15m)

The entrance hall has wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

Living Room

16'5" x 12'2" (5.02m x 3.73m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, two in-built cupboards, and wood-effect flooring.

Kitchen

15'6" x 7'10" (4.73m x 2.40m)

The kitchen has a range of fitted base and wall units with Quartz worktops and breakfast/coffee bar, a Belfast sink with a swan neck kettle boiling mixer tap, and integrated drainer grooves, an integrated double oven, a gas on glass hob and extractor fan, an integrated fridge freezer, under cupboard lighting, recessed spotlights, tiled flooring, a UPVC double glazed window to the side elevation, and open access into the dining room.

Dining Room

8'7" x 8'3" (2.63m x 2.52m)

The dining room has tiled flooring, a radiator, recessed spotlights, a skylight, and a UPVC door opening to the rear garden.

W/C

3'1" x 5'6" (0.95m x 1.70m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Landing

5'10" x 2'11" (1.80m x 0.90m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

14'0" x 12'3" (4.27m x 3.74m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bedroom Two

8'11" x 10'1" (2.74m x 3.08m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bathroom

6'7" x 5'10" (2.01m x 1.80m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, heated anti-fog LED Mirror, recessed spotlights, chrome heated towel rail, tiled splashback, and tiled flooring.

OUTSIDE

Front

To the front and side of the property, there is a well-maintained lawn bordered by gravelled areas, alongside a practical shed and an external water tap. The perimeter is defined by panelled fencing, while security is enhanced with CCTV and strategically placed lighting. Additionally, a side gate provides convenient access and features a buzzer entry system and a remote controlled sliding gate for the driveway for added security.

Rear

At the rear of the property, there is a private garden that seamlessly extends from the side garden. It features subtle lighting installed in the soffits, creating a welcoming ambiance in the evenings. The garden also includes a generous patio area, ideal for outdoor seating or entertaining, and is enclosed by sturdy fence panels, providing both privacy and a defined boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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