

# HoldenCopley

PREPARE TO BE MOVED

Woodpecker Close, West Bridgford, Nottinghamshire NG2 7YX

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Guide Price £260,000 - £300,000

Woodpecker Close, West Bridgford, Nottinghamshire NG2 7YX



GUIDE PRICE: £260,000 - £280,000

## LOCATION, LOCATION, LOCATION...

This exceptionally well-presented two-bedroom semi-detached house is an ideal choice for first-time buyers or investors. Nestled in a contemporary new build development, the property boasts proximity to a wealth of local amenities, excellent transport links, and highly regarded schools in West Bridgford, with easy access to Nottingham City Centre. The ground floor features a welcoming entrance hall, a modern fitted kitchen equipped with integrated appliances, a convenient W/C, and a spacious living room perfect for relaxation and entertaining. On the first floor, you will find two generously sized double bedrooms serviced by a stylish three-piece bathroom suite. The exterior of the property includes a driveway at the front, providing ample parking space, and a south-west facing private garden complete with a patio area and a well-maintained lawn, ideal for outdoor activities and gatherings.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- South-West Facing Private Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'9" x 14'0" (2.08m x 4.28m)

The entrance hall has a wall-mounted security alarm panel, an in-built cupboard, a radiator, carpeted stairs, an in-built under stair cupboard, and a composite door providing access into the accommodation.

### Kitchen

10'0" x 6'0" (3.05m x 1.83m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

### W/C

3'4" x 6'0" (1.03m x 1.84m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, and an extractor fan.

### Living Room

10'10" x 13'1" (3.32m x 4.01m)

The living room has carpeted flooring, a TV point, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'6" x 7'9" (1.99m x 2.37m)

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

### Bedroom One

8'9" x 13'1" (2.68m x 4.00m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wall-mounted thermostat, and a TV point.

### Bedroom Two

7'4" x 13'1" (2.26m x 4.00m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

### Bathroom

6'3" x 6'5" (1.92m x 1.97m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, an electrical shaving point, a radiator, vinyl flooring, partially tiled walls, an extractor fan, and recessed spotlights.

## OUTSIDE

### Front

To the front of the property is a driveway and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a shed, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download

speed) 220 Mbps (Highest available upload speed)

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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:

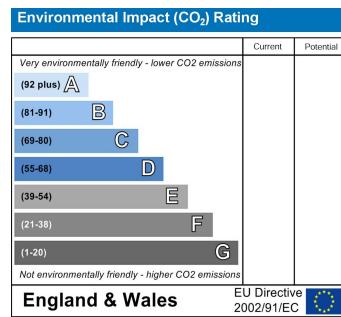
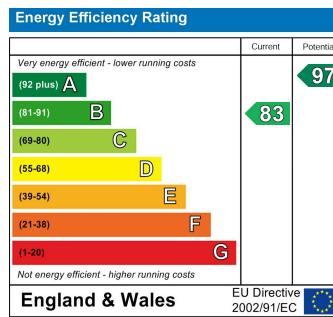
Property Tenure is Freehold

Monthly Estate Charge - £34.16 per month

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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.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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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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