

HoldenCopley

PREPARE TO BE MOVED

Waddington Drive, West Bridgford, Nottinghamshire NG2 7GT

£375,000

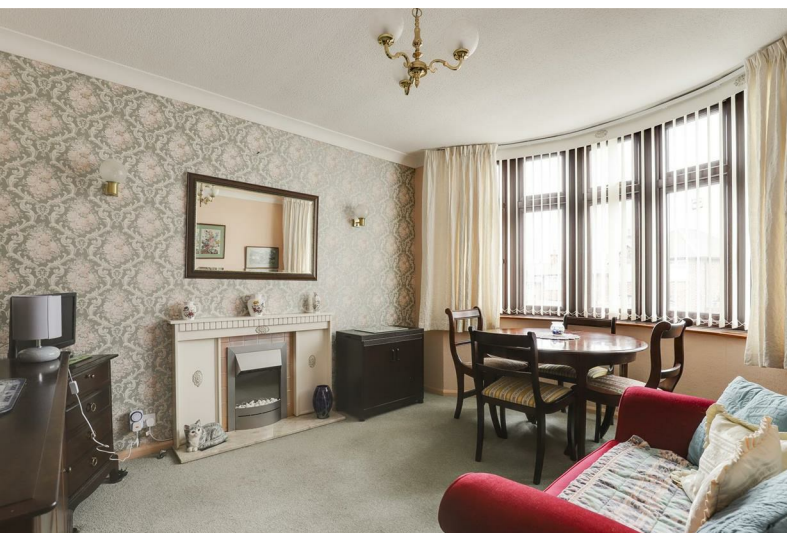
Waddington Drive, West Bridgford, Nottinghamshire NG2 7GT

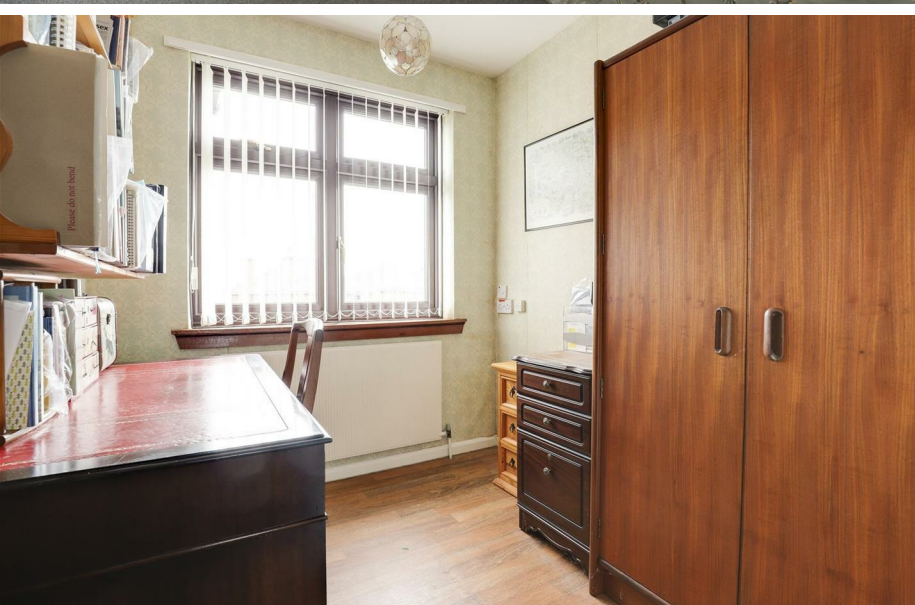


NO UPWARD CHAIN...

This three bedroom detached house is situated within a highly desirable location and has easy access to the centre of West Bridgford, which is host to a range of excellent amenities and facilities together with direct access into the City Centre, Universities and regular transport links. This property offers plenty of space and potential throughout whilst being sold to the market with no upward chain making it a great purchase for a range of buyers. To the ground floor is an entrance hall, two reception rooms, a kitchen and access to a utility area and a store room. The first floor offers three good sized bedrooms serviced by a three-piece bathroom suite and an additional W/C. Outside to the front is a driveway with access into the garage providing off road parking and to the rear is a generous sized, well-maintained garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility & Store Room
- Bathroom & Additional W/C
- Fantastic Sized Garden
- Driveway & Garage
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

11'10" x 9'8" (3.61 x 2.95)

The hall has carpeted flooring, a radiator, an obscure window to the side elevation, a circular window to the front elevation, coving to the ceiling, an in-built cupboard and provides access into the accommodation

Dining Room

12'0" x 10'11" (3.68 x 3.35)

The dining room has a double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround and a radiator

Living Room

13'2" x 11'0" (4.02 x 3.37)

The living room has a double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator and a feature fireplace with a wooden mantelpiece and tiled hearth

Kitchen

11'8" x 6'11" (3.56 x 2.12)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, tiled splashback, vinyl flooring, a radiator, coving to the ceiling, a double glazed window to the side and rear elevation and access to the rear porch

Back Porch

This space has quarry tiled flooring, space for a fridge freezer, a window to the front elevation and a stable style door to access the rear garden

Utility Area

4'11" x 3'2" (1.52 x 0.99)

This space has plumbing for a washing machine

Storage

8'0" x 7'10" (2.44 x 2.39)

The store room has power points, lighting and a single door into the garage

FIRST FLOOR

Landing

10'5" x 6'9" (3.20 x 2.08)

The landing has carpeted flooring, coving to the ceiling, an obscure window to the side elevation, access to the loft and provides access to the first floor accommodation

Bedroom One

13'1" x 10'11" (4.01 x 3.33)

The first bedroom has a double glazed window to the rear elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Two

12'9" x 10'11" (3.89 x 3.34)

The second bedroom has a double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Three

7'5" x 6'11" (2.28 x 2.12)

The third bedroom has a double glazed window to the front elevation, wood effect flooring and a radiator

Bathroom

6'10" x 5'7" (2.09 x 1.72)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a tiled bath with an overhead shower, a chrome heated towel rail, fully tiled walls, coving to the ceiling and a double glazed obscure window to the rear elevation

W/C

3'9" x 2'9" (1.16 x 0.85)

This space has a low level flush W/C, coving to the ceiling and a double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway with access into the garage

Garage

16'8" x 7'10" (5.10 x 2.39)

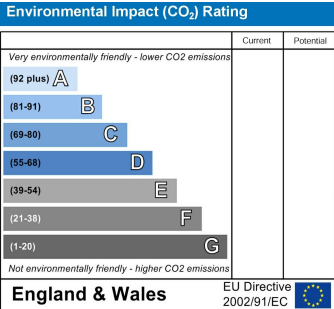
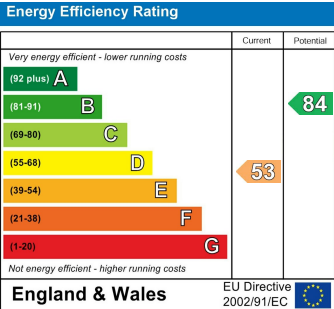
Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, outdoor lighting, an outdoor tap, fence panelling and hedged borders

DISCLAIMER

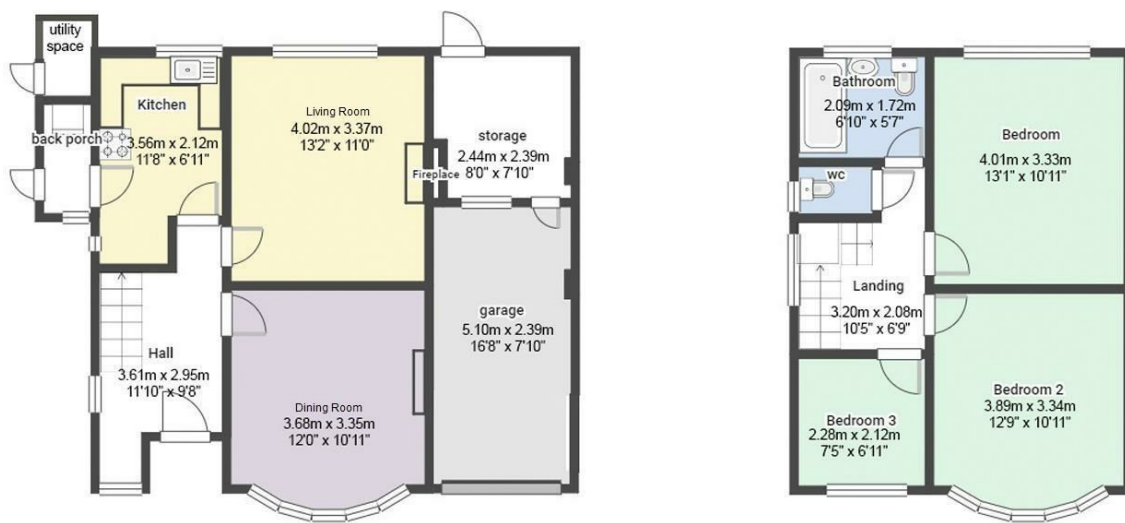
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Waddington Drive, West Bridgford, Nottinghamshire NG2 7GT

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

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.