

HoldenCopley

PREPARE TO BE MOVED

Thornthwaite Close, West Bridgford, Nottinghamshire NG2 6RY

Guide Price £230,000

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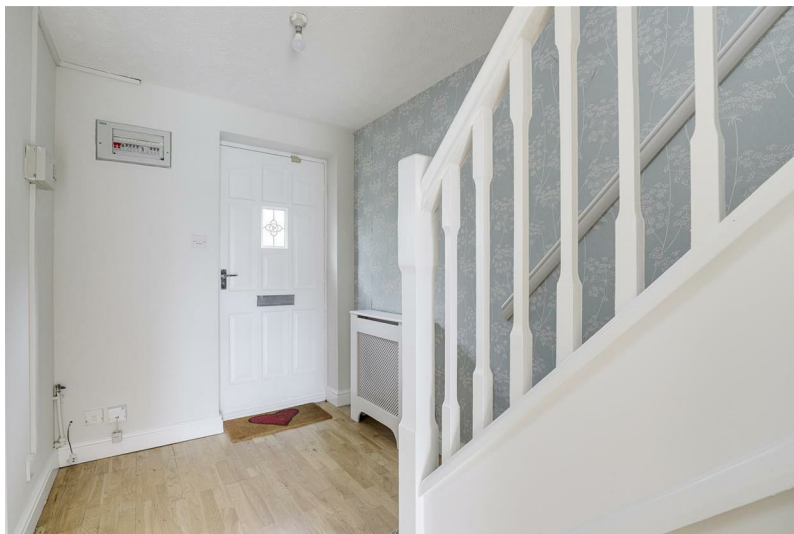


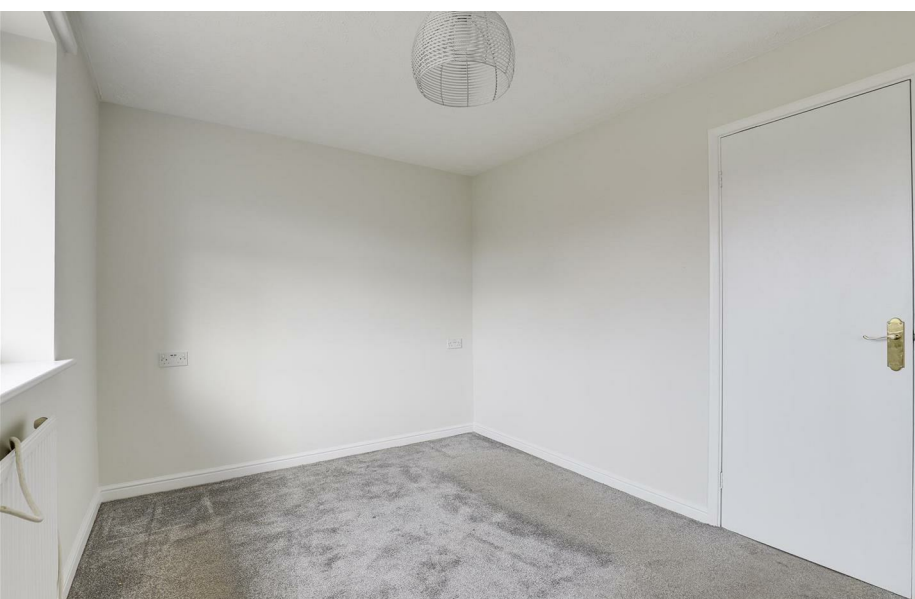
GUIDE PRICE - £230,000 - £250,000

GREAT STARTER HOME...

This well-presented two-bedroom end-terraced house is offered to the market with no upward chain and is ideal for first-time buyers or investors. Situated on a generous corner plot within a peaceful cul-de-sac, the property enjoys a highly convenient location close to excellent local amenities. Nearby, you'll find a doctors' surgery, supermarkets, petrol stations, and popular pubs, while Holme Pierrepont Country Park offers scenic walks, water sports, and family days out. The area also benefits from strong transport links into Nottingham City Centre, making it perfect for commuters. Inside, the ground floor comprises an entrance hall, a fitted kitchen with a window overlooking greenery, and a spacious living room. Upstairs, there are two double bedrooms and a three-piece bathroom suite. Externally, the property features off-road parking and low-maintenance front and side gardens. To the rear is a private, south-facing garden that enjoys sunlight throughout the day, complete with a pond and mature planting that attracts plenty of wildlife—a peaceful retreat for outdoor relaxation. This home represents a fantastic opportunity to secure a move-in-ready property in a sought-after location, combining convenience, community, and green space.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- South-Facing Garden With Pond
- Ample Off-Road Parking
- Quiet Cul-De-Sac Location
- No Upward Chain
- 50% Share or 100% Available





GROUND FLOOR

Entrance Hall

9'7" x 6'2" (2.93m x 1.89m)

The entrance hall has engineered wood flooring, a radiator, carpeted stairs, and a single wooden door with a stained-glass insert providing access into the accommodation.

Kitchen

9'6" x 6'9" (2.92m x 2.07m)

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, an integrated oven with a gas hob, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, tiled splashback, a wall-mounted boiler, a chrome towel rail, and a UPVC double-glazed window to the front elevation.

Living Room

14'0" max x 13'3" (4.29m max x 4.04m)

The living room has engineered wood flooring, a TV point, a radiator, a wall-mounted fireplace, an in-built cupboard, and a sliding patio door providing access to the rear garden.

FIRST FLOOR

Landing

8'1" x 3'10" (2.47m x 1.19m)

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'3" x 7'5" (4.04m x 2.27m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, and a fitted sliding mirrored door wardrobe.

Bedroom Two

13'3" max x 8'7" (4.04m max x 2.63m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

Bathroom

6'2" x 5'6" (1.89m x 1.69m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, a handheld shower head and a shower screen, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a patio pathway, gravelling, a range of decorative plants and shrubs,

Side

To the side of the property is a driveway for two cars.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a pond, a shed, a greenhouse, an outdoor tap, external lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

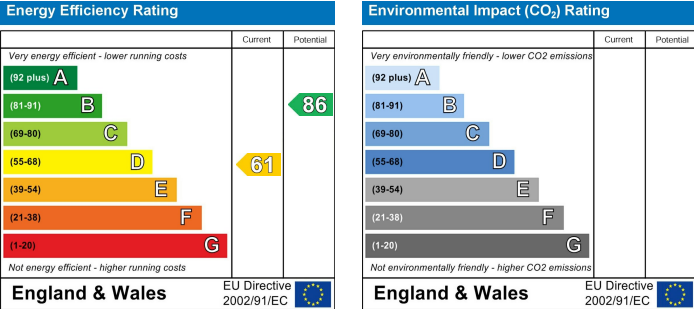
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Freehold

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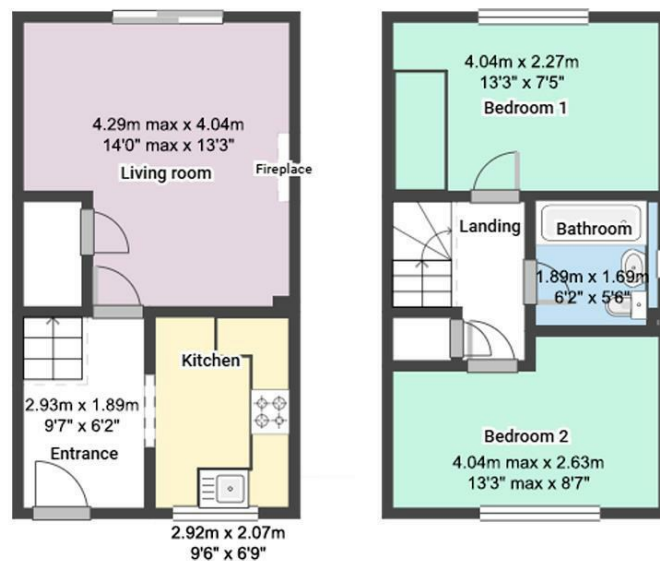
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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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.
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