

HoldenCopley

PREPARE TO BE MOVED

Avon Gardens, West Bridgford, Nottingham NG2 6BP

Guide Price £260,000

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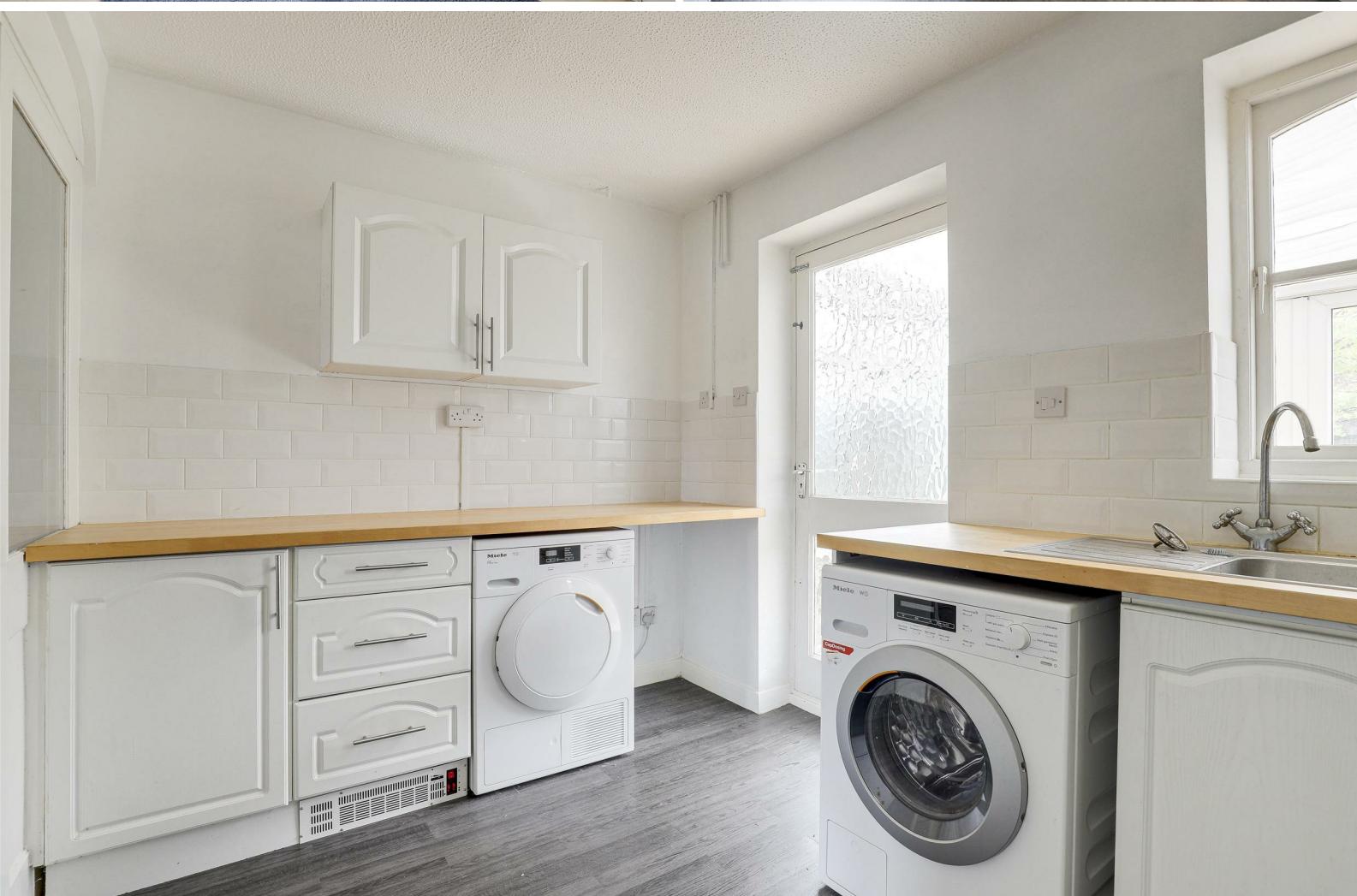


GUIDE PRICE £260,000 - 280,000

NO CHAIN...

Nestled in the highly sought after location of West Bridgford area, this charming two-bedroom end terrace house offers the perfect blend of comfort, convenience, and lifestyle. Just a five minute stroll away from the vibrant Central Avenue, the heart of West Bridgford, home to a wide range of fantastic pubs & restaurants, and a ten minute walk away from Trent Bridge, perfect for romantic riverside walks. This property is also well-connected to Nottingham City Centre, local universities, and major transport links, including direct train services to London from Nottingham or East Midlands Parkway. The property is situated within the catchment area for the highly regarded West Bridgford Infant School and Rushcliffe School, making it a great choice for families. Internally, the ground floor offers a bright and airy living room, a fitted kitchen, and a conservatory with double French doors leading out to the rear garden. The first floor is home to the double master bedroom with in-built cupboards, a second bedroom, and a three piece shower room suite. Externally, the front of the property has a driveway providing off-street parking, and a gravelled area with a planted border. The rear of the property has a private enclosed garden with ample greenery throughout, a paved patio seating area, and an artificial lawn, ideal for enjoying a tranquil summer's day.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Bright Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Shower Room
- Suite
- Off-Street Parking
- Close To Central Avenue
- Highly Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance

4'2" x 3'6" (1.28m x 1.09m)

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

13'2" max x 12'4" (4.02m max x 3.76m)

The living room has wood-effect flooring, a radiator, and a UPVC double-glazed rectangular bow window to the front elevation.

Kitchen

12'3" x 7'4" (3.75m x 2.26m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and a drainer, space for a freestanding range cooker and an extractor fan, a slimline dishwasher, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, partially tiled walls, a window to the rear elevation and a single door providing access into the conservatory.

Conservatory

10'0" x 8'0" (3.06m x 2.45m)

The conservatory has wood-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevations, UPVC double-glazed windows to the ceiling, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6'3" x 2'9" (1.91m x 0.86m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'2" max x 9'2" (3.72m max x 2.81m)

The main bedroom has wood-effect flooring, a radiator, a in-built cupboard, a walk-in cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'5" x 5'10" (3.48m x 1.79m)

the second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Shower Room

6'2" x 5'6" (1.90m x 1.68m)

The shower room has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and rainfall shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear accommodation.

OUTSIDE

Front

To the front of the property is a driveway, a gravelled area, planted borders, and a fence panelled boundary.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, an artificial lawn, a shed, an outdoor tap, planted borders, and fence panelled bondaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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:

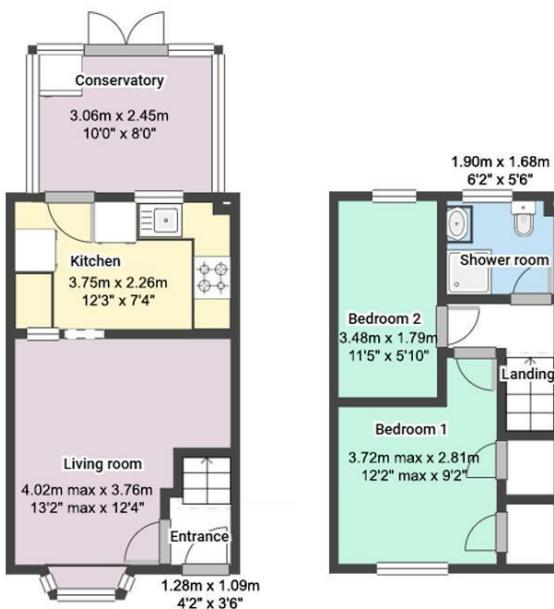
Property Tenure is Freehold.

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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.

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		Environmental Impact (CO ₂) 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	
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	



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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