

HoldenCopley

PREPARE TO BE MOVED

Magpie Crescent, West Bridgford, Nottinghamshire NG2 7ZJ

Guide Price £290,000 - £300,000

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LOCATION, LOCATION, LOCATION...

This modern two-bedroom mid-terraced home offers spacious and stylish accommodation and would be the perfect purchase for a range of buyers—especially first-time buyers or professionals looking for a property they can move straight into. Built in 2020, the property is beautifully presented throughout with a contemporary finish and a fresh, neutral décor. To the ground floor, the accommodation comprises an entrance hall, a spacious living room with space for a dining area and double French doors opening out onto the rear garden, creating a bright and airy living space. The living area flows into a modern fitted kitchen complete with a range of integrated appliances. Completing the ground floor is a convenient W/C. The first floor hosts two well-proportioned double bedrooms, both serviced by a stylish three-piece bathroom suite. To the front of the property is a driveway providing off-street parking for two cars, while to the rear is a private enclosed garden featuring a patio area, a well-maintained lawn, and fence-panelled boundaries—perfect for outdoor entertaining or relaxing in the warmer months. Situated in the heart of West Bridgford, one of Nottingham's most sought-after locations, the property is close to a variety of local shops, cafés, bars, and restaurants. It also falls within a highly regarded school catchment area and offers excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- Terraced House
- Two Double Bedrooms
- Spacious Open Plan Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Driveway
- Sought-After Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

6*3" x 17*1" (1.93m x 5.21m)

The entrance has wood-effect flooring, a radiator, an in-built cupboard, a uPVC double-glazed obscure window to the front elevation, a single composite door providing access into the accommodation, and access to the W/C.

W/C

2*9" x 5*6" (0.86m x 1.70m)

This space has a low level dual flush W/C, a pedestal corner wash basin with a tiled splashback, an extractor fan, a radiator, wood-effect flooring, and a single recessed spotlight.

Living Room

16*3" x 13*6" (4.96m x 4.12m)

The living room has wood flooring, a radiator, space for a dining table, a uPVC double-glazed window to the rear elevation, and double French doors opening out onto the rear garden.

Kitchen

6*10" x 13*1" (2.10m x 4.00m)

The kitchen has a range of fitted shaker-style base and wall units, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an induction hob and extractor fan, a tiled splashback, an integrated fridge and freezer, a radiator, wood-effect flooring, recessed spotlights, and a uPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

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

Master Bedroom

9*10" x 11*5" (3.01m x 3.49m)

The main bedroom has wood flooring, a radiator, fitted wardrobes, and a uPVC double-glazed window to the rear elevation.

Bedroom Two

10*4" x 13*5" (3.17m x 4.09m)

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

Bathroom

6*3" x 7*1" (1.92m x 2.16m)

The bathroom has a low level dual flush W/C, a wall-hung wash basin, a panelled bath with a mains-fed shower and handheld shower head, a shower screen, a radiator, an extractor fan, an electric shaving point, wood-effect flooring, partially tiled walls, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking for up to two cars, a small lawned area with various shrubs, and courtesy lighting.

Rear

To the rear of the property lies a fully enclosed garden, thoughtfully landscaped with a patio seating area, a neatly maintained lawn, well-stocked border beds, and a variety of mature plants and shrubs. Additional features include external lighting, a water tap, a garden shed, and gated access both to the rear and back to the street at the front, all enclosed by fence-panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

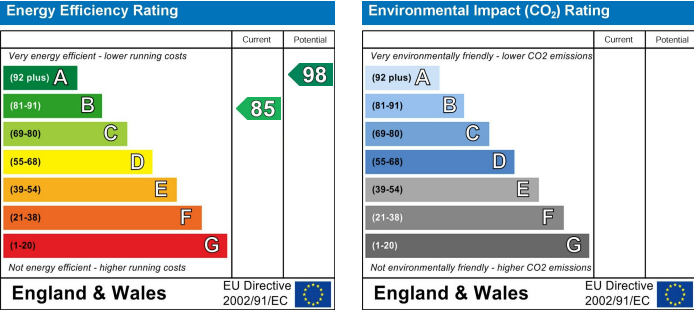
Council Tax Band Rating - Rushcliffe Borough Council - Band B
Service Charge in the year marketing commenced (EPA): £250.00
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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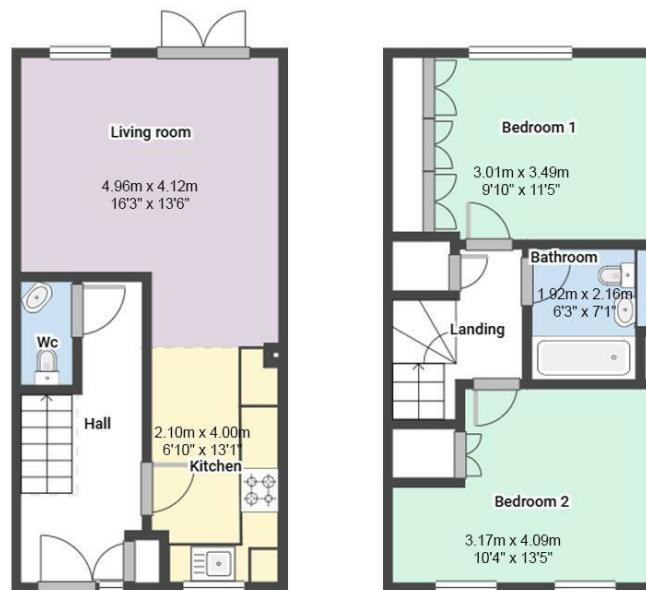
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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