

HoldenCopley

PREPARE TO BE MOVED

Melford Hall Drive, West Bridgford, Nottinghamshire NG2 7SP

Guide Price £290,000 - £300,000

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NO UPWARD CHAIN...

Nestled within the highly coveted locale of West Bridgford, this three-bedroom semi-detached house offers an opportunity to embrace a lifestyle of comfort, convenience, and community. Situated in a sought-after location, the property enjoys easy access to an array of local amenities, excellent transport links, and the added advantage of being within the catchment area of esteemed schools. Upon entry, residents are greeted by a spacious reception room, thoughtfully designed to accommodate both living and dining areas, providing the perfect setting for gatherings and relaxation. The fitted kitchen is complete with integrated appliances. Ascending to the upper level is two double bedrooms, along with a cosy single bedroom. Completing this floor is a pristine three-piece bathroom suite. Externally, the front features a driveway providing off-road parking and granting access to the garage, catering to the practical needs of modern living. A lawn enhances the curb appeal, creating an inviting welcome. To the rear, is a combination of a lawn and patio, surrounded by an array of plants and shrubs.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Drive & Garage
- Enclosed Garden
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access to the accommodation.

Living/Dining Room

12'0" x 23'7" (3.67m x 7.21m)

The living/dining room has carpeted flooring, two radiators, coving to the ceiling, a feature fireplace, an in-built storage cupboard and two UPVC double-glazed windows to the front and rear elevations.

Kitchen

6'11" x 10'6" (2.11m x 3.22m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, an integrated gas hob, an integrated oven, an extractor fan, a freestanding washing machine, a freestanding fridge freezer, a wall-mounted boiler, a radiator, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5'8" x 8'7" (1.73m x 2.64m)

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

Master Bedroom

9'2" x 9'1" (2.81m x 2.79m)

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

Bedroom Two

12'0" x 9'4" (3.66m x 2.85m)

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

Bedroom Three

9'0" x 6'7" (2.75m x 2.02m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

5'4" x 10'6" (1.67m x 2.00m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a lawn and courtesy lighting.

Garage

8'3" x 16'7" (2.53m x 5.07m)

The garage has worktops with a stainless sink with a drainer and taps, a freestanding freezer, a freestanding fridge, a freestanding tumble dryer, courtesy lighting, a power supply, ample storage space a single door to the side and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a lawn, patio, a range of plants and shrubs and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available with the highest download speed at

1000Mbps and highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of HoldenCopley.

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:

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 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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Energy Efficiency 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	87	70

Environmental Impact (CO ₂) Rating		Current	Potential
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	10	10



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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