

HoldenCopley

PREPARE TO BE MOVED

Cambridge Road, West Bridgford, Nottinghamshire NG2 5NA

Guide Price £400,000

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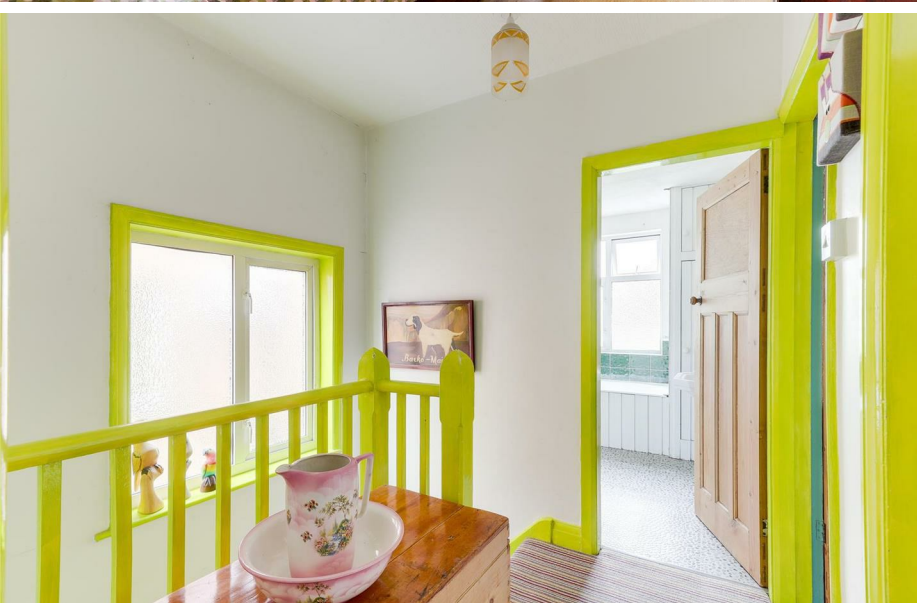
GUIDE PRICE £400,000-£425,000

LOCATION, LOCATION, LOCATION...

Set in the highly sought-after location of West Bridgford, this charming three-bedroom semi-detached house combines modern amenities with a wealth of character, making it an ideal move-in ready home for various buyers. The property boasts an array of new and original features, including UPVC double-glazed windows complemented by stained glass, original fireplaces, and doors that exude classic charm, as well as luxury flooring throughout. A new gas boiler with HIVE heating enhances comfort and efficiency. The ground floor offers a welcoming porch and entrance hall, two spacious reception rooms perfect for entertaining, and a fitted kitchen with modern units, stone or granite breakfast bar, and high-quality appliances. Additionally, there is a convenient shower room on this level. The first floor features two double bedrooms, each with in-built wardrobes, and a versatile single bedroom or study, all serviced by a contemporary four-piece bathroom suite. Outside, the property includes a driveway at the front and a private, secluded garden at the rear, complete with a fenced-off patio area for pet safety and a large lawn, providing a tranquil space for relaxation and outdoor activities. This property benefits from having a vibrant community atmosphere, excellent local amenities such as shops, cafes, and parks, and proximity to fantastic schools. The area provides convenient transport links to Nottingham City Centre and beyond, making it ideal for commuters.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Fitted Kitchen With Appliances
- Two Bathrooms
- New & Original Features Throughout
- Private Garden With Fenced Patio - Pet Safe
- Off-Road Parking
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

5'10" x 1'10" (1.80 x 0.58)

The porch has quarry tiled flooring, exposed brick walls, and double French doors with stained-glass providing access into the accommodation.

Entrance Hall

12'8" x 6'2" (3.87 x 1.90)

The entrance hall has Karndean flooring, carpeted stairs, a radiator, a stained-glass window to the front elevation, and a single wooden door with glass insert via the porch.

Living Room

12'2" x 12'0" (3.72 x 3.67)

The living room has a UPVC double-glazed bay window with stained-glass to the front elevation, Karndean flooring, a picture rail, a TV point, a radiator, and a cast-iron fireplace with a tiled hearth.

Dining Room

12'11" x 11'0" (3.94 x 3.37)

The dining room has Karndean flooring, coving to the ceiling, a radiator, a cast iron fireplace with a tiled hearth, and double wooden doors with glass inserts leading into the kitchen.

Breakfast Kitchen

17'5" x 8'8" (5.33 x 2.65)

The kitchen has a range of fitted gloss base and wall units with stone/granite worktops and breakfast bar, an undermount sink with a swan neck mixer tap and draining grooves, an integrated double oven with a warming drawer and a microwave, an electric hob with an angled extractor fan, a freestanding fridge freezer and dishwasher, slate coloured tiled flooring, a radiator, a half-vaulted ceiling with two skylight windows, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Shower Room

8'10" x 4'0" (2.71 x 1.22)

This space has a low level dual flush W/C, a countertop wash basin, a walk-in shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, an electrical shaving point, an in-built double door cupboard, marble-effect tiled flooring, tiled splashback, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'7" x 4'9" (2.03 x 1.46)

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

Master Bedroom

12'5" x 10'11" (3.81 x 3.33)

The main bedroom has a UPVC double-glazed window with stained-glass to the front elevation, carpeted flooring, a radiator, a picture rail, an in-built wardrobe, and an original fireplace.

Bedroom Two

11'1" x 10'0" (3.40 x 3.05)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, an in-built triple wardrobe, storage in the alcove, and an original fireplace.

Bedroom Three

8'7" x 7'7" (2.64 x 2.32)

The third bedroom has a UPVC double-glazed window to the rear elevation, Karndean flooring, and a radiator.

Bathroom

8'0" x 7'4" (2.44 x 2.26)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, an in-built cupboard, Karndean flooring, a radiator, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway with a patio pathway and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a fenced patio area, a kennel / shed, courtesy lighting, an outdoor tap, a lawn, a range of mature trees, plants and shrubs, an additional shed and patio area, hedged boundaries, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G Network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Medium risk for surface water / low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – N/A

Other Material Issues – There is a living flame fire in the front living room but the gas board inspected this last month and say it no longer meets their safety requirements so it has been isolated and doesn't work.

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:

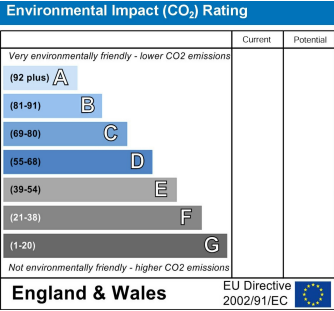
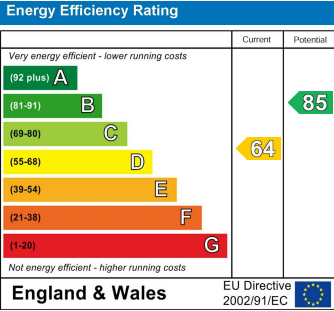
Property Tenure is Freehold

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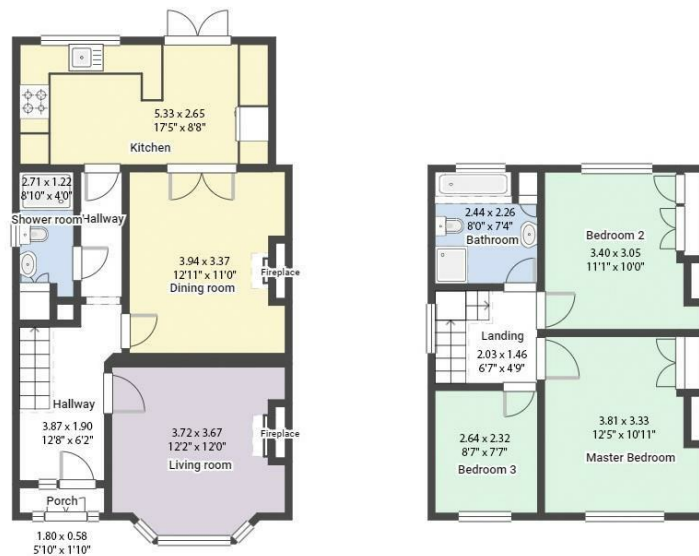
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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