

# HoldenCopley

PREPARE TO BE MOVED

Bede Ling, West Bridgford, Nottinghamshire NG2 7RP

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Asking Price £250,000 - £270,000

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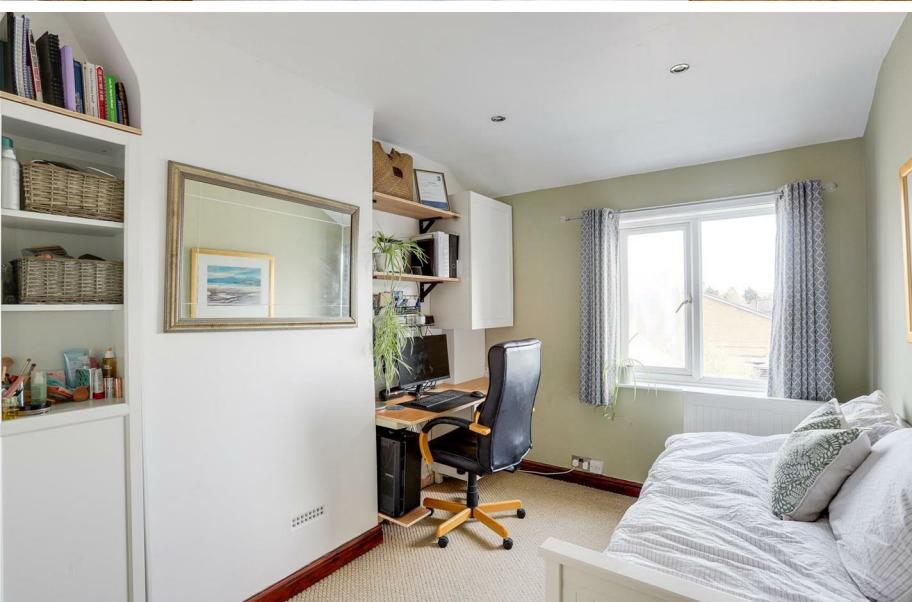
GUIDE PRICE £250,000 - £270,000

IDEAL FOR FIRST-TIME BUYERS...

This charming property offers a comfortable and stylish living space throughout, ideal for those looking to step onto the property ladder. Situated close to a wealth of local amenities, shops, cafes, and excellent schools, it also boasts easy access to the city centre and nearby universities. Internally, the ground floor features two well-proportioned reception rooms, ideal for relaxing or entertaining, alongside a modern, well-equipped kitchen. Upstairs, the property offers two spacious double bedrooms and a contemporary bathroom. Outside, the front of the property benefits from a driveway providing off-street parking, while the rear garden is a true highlight—featuring a decked seating area, a neatly maintained lawn, a paved patio space, and a built-in seating area, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Three-Piece Bathroom Suite
- Cellar
- Driveway
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'6" x 2'11" (3.82m x 0.90m)

The entrance hall has wooden flooring, a radiator, recessed spotlights, partially panelled walls and a single UPVC door providing access into the accommodation.

### Living Room

12'5" x 9'5" (3.79m x 2.88m)

The living room has wooden flooring, a radiator, partially panelled walls, recessed spotlights,

### Dining Room

15'6" max x 13'0" (4.73m max x 3.97m)

The dining room has wood flooring, a radiator, recessed spotlights, a feature place, access to the cellar and double French doors opening out to the rear garden.

### Kitchen

18'8" x 5'10" (5.69m x 1.80m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with drainer and a mixer tap, an integrated oven, hob & extractor fan, a radiator, partially tiled walls, tiled flooring and two UPVC double-glazed windows to the rear and side elevations.

## FIRST FLOOR

### Landing

5'6" x 2'9" (1.70m x 0.84m)

The landing has carpeted flooring, recessed spotlights and access to the first floor accommodation.

### Master Bedroom

13'1" x 12'4" (4.00m x 3.78m)

The main bedroom has original wood flooring, a radiator, recessed spotlights, fitted wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Two

12'5" max x 10'1" (3.79m max x 3.09m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Bathroom

9'7" x 4'2" (2.93m x 1.28m)

The bathroom has a low level flush W/C, a pedestal wash basin, a double-ended bath with central taps and an overhead rainfall shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway providing off-road parking and a hedge border boundary.

### Rear

To the rear is a decked seating area, a lawn, a paved patio with a built in seating area, a hedge border and fence panelling boundaries.

### 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

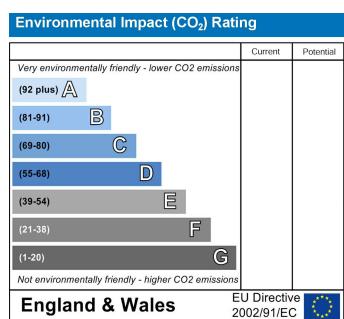
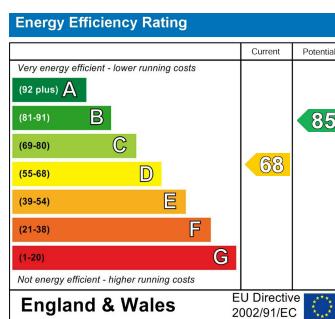
Flood Risk – No flooding in the past 5 years - The government website states this is a medium risk flood area

Flood Defenses – No

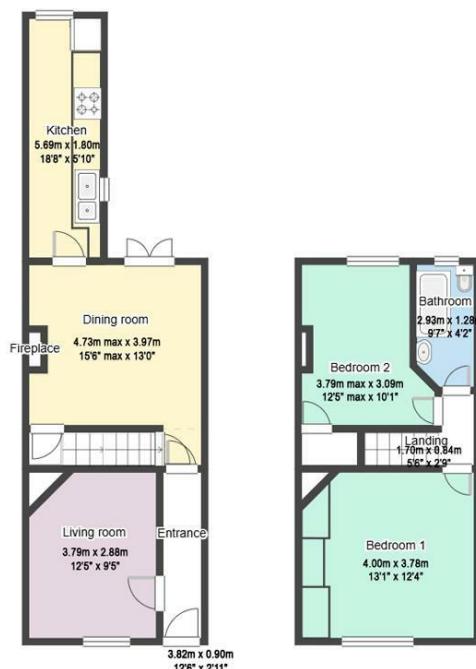
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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