

# HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HD

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Guide Price £350,000



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NO UPWARD CHAIN...  
GUIDE PRICE - £350,000 - £375,000

This three-bedroom detached bungalow offers spacious accommodation and is available with no upward chain. The property has recently been updated with a brand new modern kitchen, a new boiler with a five-year warranty, new flooring, and is presented in a clean, well-maintained condition throughout. Situated in a sought-after residential area, it is conveniently located near West Bridgford Town Centre, providing access to a wide range of excellent amenities, as well as easy connections to Nottingham City Centre and local universities. Excellent transport links are also close by, with direct train services to London available from both Nottingham and East Midlands Parkway. Inside, the home features an entrance hall leading to a bright reception room with a large bow window, filling the space with natural light. The newly fitted kitchen offers a stylish and practical space for everyday cooking. The accommodation is completed by two generous double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the property offers a large block-paved driveway with drop kerbs on either side, creating an in-and-out driveway with off-road parking for multiple cars and access to a garage. To the rear, the garden is both generous in size and very private, featuring a patio seating area, a well-maintained lawn, mature trees, plants, and shrubs, along with a brick-built outhouse that provides useful storage and a utility space. The property also offers scope for extension, subject to the necessary planning permissions.

MUST BE VIEWED!







- Detached Bungalow
- Three Bedrooms
- Spacious Bay-Fronted Reception Room
- Brand New Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- No Upward Chain
- Sought-After Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

The entrance hall has new carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard, two ceiling rose, access to the partially boarded loft with courtesy lighting via a dropdown ladder and a single UPVC door providing access into the accommodation.

Living Room

13'5" x 14'0" (4.09m x 4.27m)

The living room has new carpeted flooring, two radiators, ceiling coving, a ceiling rose, a feature fireplace, two UPVC double-glazed windows to the side elevation and a UPVC double-glazed bow window to the front elevation.

Kitchen

11'10" x 13'5" (3.61m x 4.09m)

The kitchen has range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, a freestanding fridge freezer, space and plumbing for a dishwasher, new vinyl flooring, recessed spotlights, a wall-mounted kitchen unit houses Worcester Bosch Boiler, a double-glazed window to the rear elevation and a single door providing access to the rear garden.

Master Bedroom

13'6" x 10'0" (4.11m x 3.05m)

The main bedroom has new carpeted flooring, two radiators, ceiling coving, a ceiling rose and a UPVC double-glazed bow window to the front elevation.

Bedroom Two

10'1" x 11'0" (3.07m x 3.35m)

The second bedroom has new carpeted flooring, a radiator, ceiling coving, a ceiling rose and double French doors opening out to the rear garden.

Bedroom Three

10'11" x 6'0" (3.33m x 1.83m)

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

Bathroom

5'10" x 5'10" (1.78m x 1.78m)

The bathroom has a low level flush W/C, a wash basin, a bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property, there is double-gated access to a large block-paved driveway, offering off-road parking for multiple cars. Drop kerbs on either side allow for a convenient in-and-out driveway. The front also provides access to the garage, gated entry to the rear garden, and is enclosed by fence panel boundaries.

Rear

To the rear of the property is an enclosed private garden with a paved patio area, a lawn, a brick-built outhouse that has space and plumbing for a washing machine & tumble dryer, mature trees, a variety of plants and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D  
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

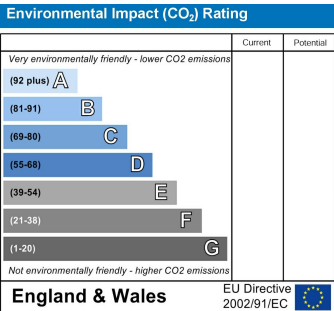
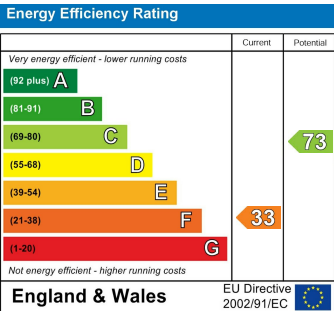
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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

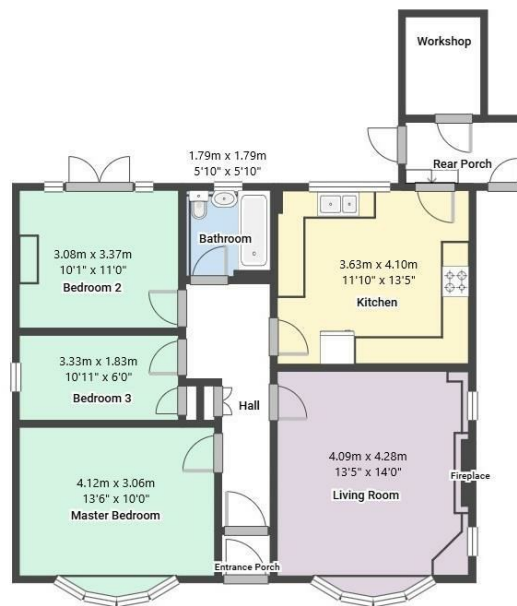
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- 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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