

HoldenCopley

PREPARE TO BE MOVED

Highfield Grove, West Bridgford, Nottinghamshire NG2 6DW

Guide Price £280,000 - £325,000

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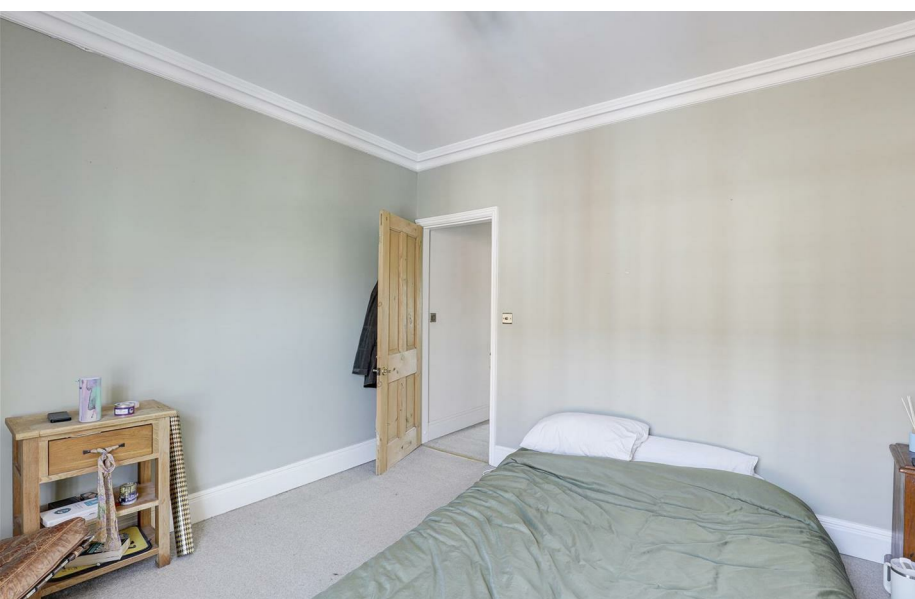
GUIDE PRICE £280,000 to £300,000

NO UPWARD CHAIN...

This well-presented two-bedroom mid-terraced house is offered to the market with no upward chain, making it an ideal choice for first-time buyers, professionals, or investors. Perfectly positioned in the sought-after location of West Bridgford, the property sits just a short distance from a wealth of local amenities, the River Trent and Nottingham City Centre. It also falls within great school catchments and boasts excellent commuting links. The ground floor welcomes you with two inviting reception rooms, offering flexible and comfortable living space, followed by a modern kitchen ideal for your culinary needs, and a convenient utility area for added practicality. Upstairs, you'll find two well-proportioned double bedrooms and a stylish bathroom. Outside, there is on-street parking to the front, while to the rear, the property benefits from a south-facing garden complete with a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room
- Stylish Bathroom
- On-Street Parking
- South-Facing Rear Garden
- No Upward Chain
- Sought After Location





GROUND FLOOR

Dining Room

11*10" x 11*4" (3.61m x 3.47m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, a traditional fireplace, a UPVC double-glazed window with fitted shutters to the front elevation and a single wooden door providing access into the accommodation.

Living Room

12*4" x 11*10" (3.78m x 3.61m)

The living room has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving and a UPVC double-glazed window with fitted shutters to the rear elevation.

Kitchen

8*11" x 6*9" (2.73m x 2.08m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, gas ring hob and an extractor fan, partially tiled walls, a radiator, ceiling coving, open access to the utility room, laminate wood-effect flooring and a UPVC double-glazed window to the side elevation and a single wooden door providing access to the rear garden.

Utility Room

7*4" x 4*9" (2.24m x 1.45m)

The utility room has fitted base units with worktops, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

15*5" x 8*10" (4.72m x 2.71m)

The landing has carpeted flooring, a radiator and access to the first floor accommodation.

Master Bedroom

11*10" x 11*5" (3.61m x 3.50m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a traditional fireplace and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Two

12*5" x 8*10" (3.80m x 2.70m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a traditional fireplace, an in-built storage cupboard, access to the loft and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bathroom

8*9" x 6*10" (2.68m x 2.10m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a vertical column radiator, wood-effect flooring and a UPVC double-glazed obscure window with fitted shutter to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is a enclosed south-facing garden with a concrete patio area, a lawn, hedge borders and fence panelling boundaries.

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 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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

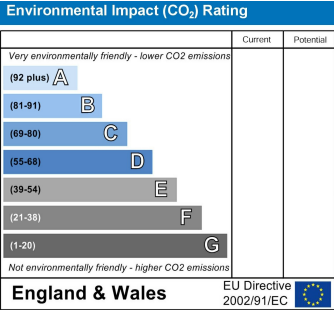
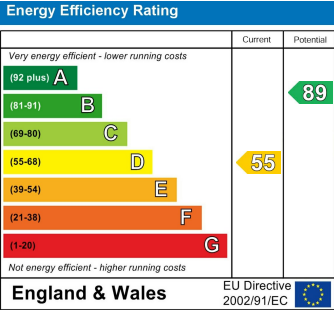
The vendor has advised the following:

Property Tenure is Freehold

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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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