

HoldenCopley

PREPARE TO BE MOVED

Adbolton Grove, West Bridgford, Nottinghamshire NG2 5AR

£600,000

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A FANTASTIC OPPORTUNITY TO ADD VALUE...

Situated in a highly sought-after residential location, this three-bedroom detached home offers a rare opportunity for investors or families looking for a property with great potential. In need of modernisation throughout, this blank canvas is perfect for those wanting to put their own stamp on a home and significantly add value. Ideally positioned close to a wide range of local amenities, including shops, excellent transport links, and top-rated schools, this property is perfectly placed for both convenience and long-term investment. To the ground floor, the property comprises a porch and entrance hallway, a bay-fronted living room, and a separate dining room with sliding patio doors opening out to the rear garden. There is also a fitted kitchen and a rear porch, offering further potential for extension or reconfiguration (subject to planning). Upstairs, the first floor hosts three well-proportioned bedrooms, a two-piece bathroom suite, a separate W/C, and access to the loft for additional storage or potential conversion. Outside, the property benefits from a driveway leading to a detached garage, an outdoor store room, and a private rear garden with a lawn. This is a fantastic opportunity to create a beautiful family home or an investment project in one of the Nottingham's most desirable locations.

NO UPWARD CHAIN





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Well Appointed Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Highly Sought After Location
- Close To Local Amenities
- No Upward Chain





GROUND FLOOR

Porch

9'1" x 2'5" (2.77m x 0.76m)

The porch has tiled flooring and double French doors.

Entrance Hall

15'8" max x 8'11" (4.80m max x 2.74m)

The entrance hall has stained-glass internal windows, carpeted flooring and stairs, a built-in cupboard, a radiator, coving and a single door providing access into the accommodation.

Living Room

15'0" into bay x 13'5" (4.58m into bay x 4.09m)

The living room has a bay window to the front elevation, carpeted flooring, a radiator, coving and bi-folding doors into the dining room.

Dining Room

13'9" x 11'5" (4.21m x 3.49m)

The dining room has carpeted flooring, a radiator, a wall-mounted gas fireplace, coving and sliding patio doors out to the garden.

Kitchen

12'4" max x 9'10" (3.77m max x 3.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, tiled flooring, a radiator, partial wood panelling to the walls, an internal window, a window to the rear elevation and a single door providing access into the rear porch.

Rear Porch

7'5" x 6'10" (2.27m x 2.09m)

The rear porch has windows to the rear and side elevations, carpeted flooring and a single door providing access out to the garden.

FIRST FLOOR

Landing

11'5" max x 6'2" (3.49m max x 1.88m)

The landing has a stained-glass window to the side elevation, carpeted flooring, a picture rail, access into the loft and provides access to the first floor accommodation.

Master Bedroom

15'8" into bay x 11'9" (4.78m into bay x 3.59m)

The main bedroom has a bay window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards and a dressing table.

Bedroom Two

13'1" x 11'5" (3.99m x 3.48m)

The second bedroom has a window to the rear elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Three

9'9" x 8'11" (2.98m x 2.72m)

The third bedroom has a window to the front elevation, carpeted flooring and a picture rail.

Bathroom

10'0" max x 6'2" (3.05m max x 1.90m)

The bathroom has a pedestal wash basin, a fitted bath, built-in cupboards, tiled flooring, partially tiled walls, built-in cupboards, a radiator and a window to the rear elevation.

W/C

5'4" x 2'9" (1.64m x 0.86m)

This space has a low level flush W/C, tiled flooring and a window to the side elevation.

OUTSIDE

Front

To the front is a driveway accessed via double iron gates leading to a detached garage and a garden with a lawn and mature shrubs.

Rear

To the rear is a private garden with a lawn and mature shrubs and trees.

Garage

16'5" x 7'9" (5.02m x 2.37m)

The garage has a single door and double garage doors.

Outdoor Store

10'5" x 6'11" (3.20m x 2.12m)

The outdoor store has a single door and a window to the rear elevation.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

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.

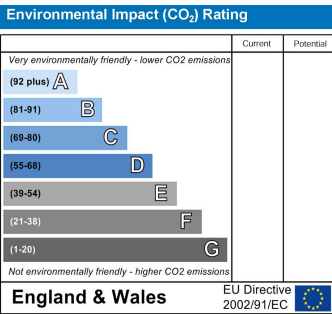
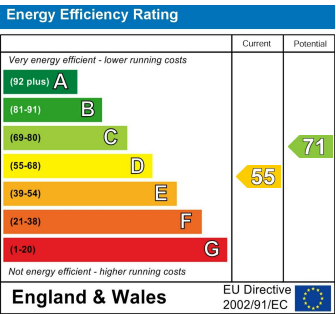
The vendor has advised the following:

Property Tenure is Freehold

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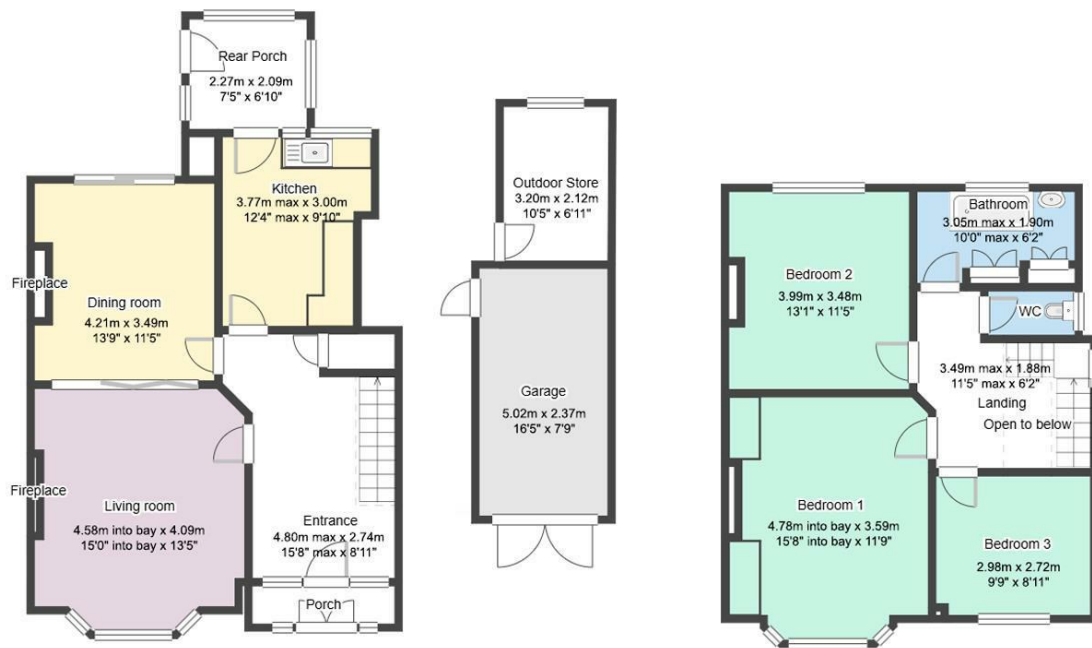
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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