

# HoldenCopley

PREPARE TO BE MOVED

Adbolton Grove, West Bridgford, Nottinghamshire NG2 5AR

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By Auction £475,000



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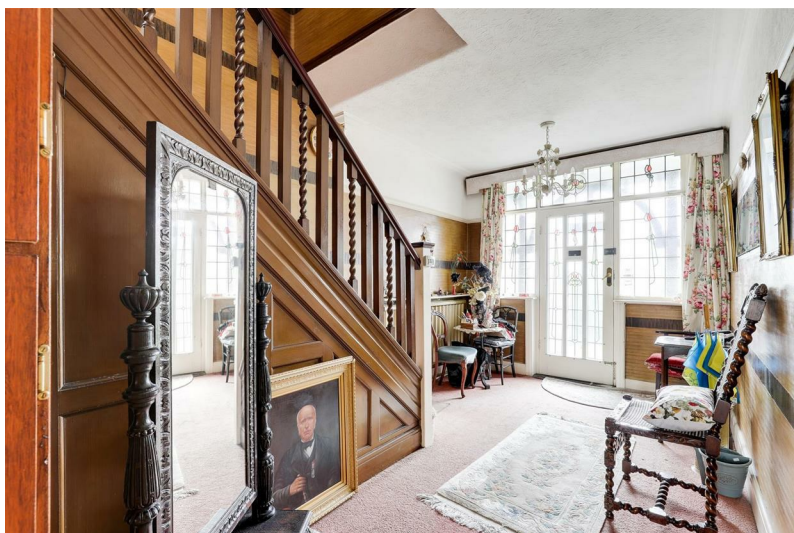


This property is for sale by Modern Method of Auction powered by iamsold LTD - £525,000 + Reservation Fee

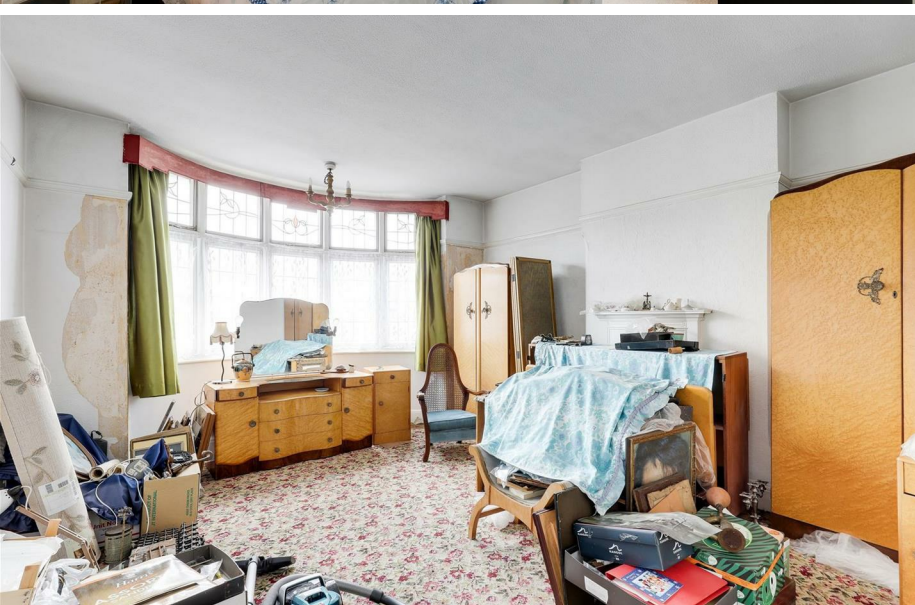
## NO UPWARD CHAIN

Nestled in the highly coveted locale of West Bridgford, this distinguished three-bedroom detached residence showcases a treasure trove of original features, including stained glass windows, picture rails, and feature fireplaces, among others, adding an enchanting charm to its character-filled ambiance. Boasting expansive interiors, this property is a testament to spacious living, perfect for a range of buyers. Offered to the market with no upward chain, it presents an opportunity not to be missed. The ground floor greets you with a welcoming porch and entrance hall, leading to two inviting reception rooms, an open-plan kitchen with a dining area, and a convenient pantry. Ascending to the first floor, two double bedrooms and a single bedroom await, serviced by a shower suite and a separate W/C. Outside, a driveway at the front provides parking, with access to a rear garage, complemented by a workshop and a private garden, completing this exceptional offering. Situated within close proximity, you'll find a range of amenities and attractions. Notably, West Bridgford itself is renowned for its vibrant atmosphere, offering an array of shops, restaurants, and cafes. Nearby, you can enjoy leisurely walks along the River Trent or visit notable landmarks such as Trent Bridge Cricket Ground and Nottingham Forest Football Club's City Ground. The area boasts excellent transport links, with easy access to Nottingham City Centre and its many attractions.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Dining Area
- Bathroom With Separate W/C
- Private Garden
- Garage & Workshop
- Driveway
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch provides access into the accommodation.

Hallway

17'5" x 8'11" (5.31 x 2.74)

The hall has carpeted flooring, a radiator, panelled walls with a picture rail, stained-glass windows to the front elevation, and a single door with stained-glass inserts providing access into the accommodation.

Living Room

15'10" x 12'5" (4.83 x 3.81)

The living room has a stained-glass bay window to the front elevation, carpeted flooring, coving to the ceiling, a picture rail, a radiator, a TV point, and a feature fireplace with a decorative surround.

Family Room

12'11" x 11'5" (3.94 x 3.50)

The family room has carpeted flooring, coving to the ceiling, a picture rail, a radiator, a recessed chimney breast alcove with a decorative surround, and open plan to the snug.

Snug

10'7" x 4'1" (3.25 x 1.27)

The snug has a single-glazed window to the rear elevation, a block-glass window to the side elevation, carpeted flooring, and a radiator.

Dining Room

12'4" x 9'11" (3.78 x 3.04)

The dining area has fitted base units, carpeted flooring, a radiator, access into a pantry, a single-glazed window to the rear elevation, and open plan to the kitchen.

Kitchen

9'1" x 6'4" (2.77 x 1.95)

The kitchen has fitted base units with worktops, a stainless steel sink with a tap and drainer, space for a cooker, space for an under-counter appliance, carpeted flooring, tiled splashback, a single-glazed window and a UPVC double-glazed window to the side elevations, and a single door leading to the rear garden.

Pantry

The pantry has an obscure window to the side elevation.

FIRST FLOOR

Landing

8'1" x 5'5" (2.48 x 1.67)

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

Master Bedroom

16'1" x 12'5" (4.92 x 3.81)

The main bedroom has a stained-glass bay window to the front elevation, carpeted flooring, a picture rail, a radiator, and an original open fireplace.

Bedroom Two

12'11" x 11'5" (3.96 x 3.49)

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

Bedroom Three

9'11" x 8'11" (3.03 x 2.73)

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

Bathroom

9'4" x 9'11" (2.86 x 3.03)

The bathroom has a pedestal wash basin, a walk-in shower enclosure, partially tiled walls, in-built cupboards, a radiator, and an obscure window to the rear elevation.

W/C

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

OUTSIDE

Front

Rear

To the rear of the property is a private enclosed garden with paved patio, a lawn, a range of mature plants and shrubs, a concrete seating area, access into brick-built garage and workshop, and gated access.

DISCLAIMER

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

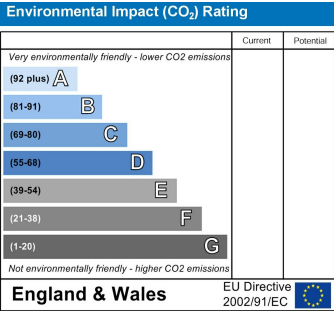
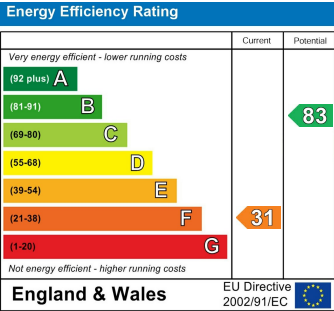
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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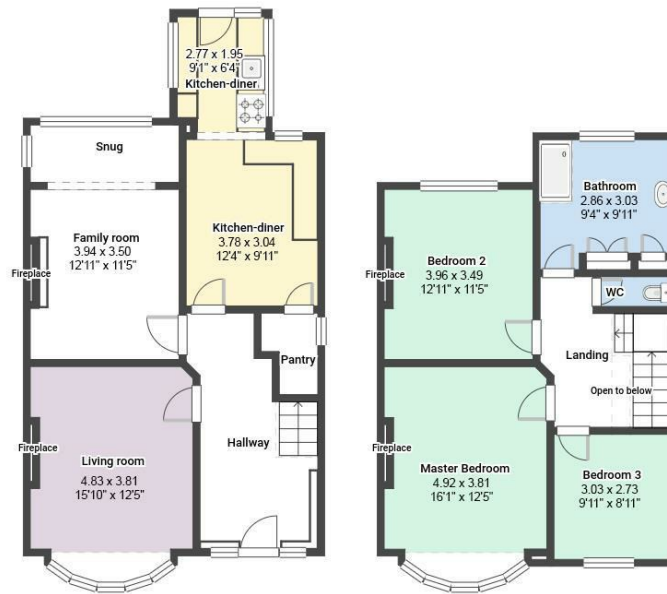
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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