



14 Autumn Close, West Bridgford

£300,000 Freehold

Must Be Viewed • End Terraced House • No Upwards Chain • Three Bedrooms • Sought After Location • South-Facing Enclosed Rear Garden • Off-Street Parking • Fitted Kitchen • Excellent Transport Links • Three-Piece Bathroom Suite



GUIDE PRICE £300,000 – £325,000

NO UPWARD CHAIN...

Welcome to this charming end-terraced house, thoughtfully presented and ready for immediate occupancy, offered for sale with no upward chain. Located in a highly sought-after residential area, the property enjoys convenient access to the heart of West Bridgford, renowned for its excellent amenities, shops, cafes, and leisure facilities. Nottingham City Centre, local universities, and frequent transport links are all easily accessible, making this an ideal home for professionals, families, or investors alike. The ground floor features an inviting entrance hall with access to a W/C and the spacious living room. From here, an inner hallway leads to the well-appointed kitchen, fitted with modern units and appliances, and benefitting from French doors that open directly onto the rear garden, allowing natural light to flood the space. Upstairs, there are three comfortable bedrooms and a three-piece bathroom suite, providing ample accommodation for a family or flexible space for a home office. Externally, the property boasts a gravelled frontage with a variety of shrubs and plants, offering both curb appeal and two convenient off-street parking spaces. The rear garden is enclosed and features a lawn area bordered by fence panels, creating a private outdoor space perfect for relaxing, entertaining, or gardening.

MUST BE VIEWED

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, and a composite door providing access into the accommodation.

W/C

Dimensions: 0.99m x 1.43m (3'2" x 4'8"). This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Living Room

Dimensions: 4.22m x 3.45m (13'10" x 11'4"). The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Inner Hall

The inner hall has carpeted flooring.

Kitchen Diner

Dimensions: 4.52m x 3.28m (14'10" x 10'9"). The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, an in-built cupboard, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and French doors opening to the rear garden.

FIRST FLOOR

Landing

Dimensions: 2.21m x 2.01m (7'3" x 6'7"). The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

Dimensions: 3.33m x 4.55m (10'11" x 14'11"). The first bedroom has two UPVC double glazed window to the rear elevation, two radiators, and carpeted flooring.

Bedroom Two

Dimensions: 2.24m x 3.10m (7'4" x 10'2"). The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

Dimensions: 2.08m x 2.24m (6'10" x 7'4"). The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

Dimensions: 2.21m x 1.88m (7'3" x 6'2"). The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, various planted shrubs and bushes, and two parking spaces.

Rear

To the rear of the property is an enclosed rear garden with a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No Broadband – Fibre Broadband Speed – Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps Phone Signal – Good coverage of Voice, 4G & 5G – Some coverage of 3G 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 C 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 Annual Service Charge £119.51 Agents Disclaimer: HoldenCopley, their clients and employees 1: 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



This floorplan is for illustrative purposes only.

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