

Superior Homes

5 Hunter Street, The Meadows, NG2 2AB



ROYSTON
& LUND



5 Hunter Street, The Meadows, NG2 2AB
Asking price £217,500

Open Day Sat 8th October - By Appointment only.

A contemporary sustainable three bedroom mid town house located in this small new development of only 38 ECO friendly homes. The accommodation briefly comprises: entrance lobby, entrance hall, w.c, lounge, dining kitchen. The first floor has three bedrooms, en-suite to the master and family bathroom. Externally there is a carport with remote controlled roller shutter door, bike store and two large roof terraces.

An internal viewing is highly recommended to appreciate the size and quality of the accommodation on offer





- OPEN DAY SAT 8 OCT
- Modern Town House
- Three Bedrooms
- Eco Friendly
- Two Bathrooms
- Dining Kitchen
- EPC B
- Two Roof Terraces
- Carport + Bike Store
- Viewing recommended



Directions

Leaving West Bridgford over Trent Bridge take the first turning on the left hand side into Victoria Embankment, and at the junction turn right and then first left into Fraser Road, first right into Green Street and Hunter Street is the first on the left hand side - the property is situated on the left.

Accommodation

Door gives access through to Entrance Lobby with tiled flooring, radiator, alarm control box and a further glazed door gives access into;

Entrance Hall

With large storage cupboard, radiator, spot lights and stairs rising to the first floor.

Downstairs W.C.

With low flush w.c, wash hand basin, and ceramic tiled flooring.

Lounge

With television point, telephone /internet connection point, radiator and window to the front aspect.

Dining Kitchen

Fitted with a high gloss range of wall and base units with quartz worktops with stainless steel sink unit, built in stainless steel oven with induction hob over and extractor fan, built in fridge freezer, washing machine, and dishwasher, (please note all built -in kitchen appliances are energy A-rated) wall mounted boiler for central heating system concealed within cupboard, radiator, understairs storage cupboard, telephone/internet connection and t.v point and a connection for dab radio, ceramic tiled flooring, spot lights and window to the rear aspect and double glazed door and window leading out onto the decking.

First Floor Landing

With storage cupboard, spot lights and stairs rising to the first floor.

Bedroom One

With radiator, telephone/internet connection point, and television point, and window to the rear aspect

and door giving access to the En-suite.

En-Suite Shower Room

With fully tiled corner shower enclosure mains fed shower, wash hand basin, low flush w.c, chrome dual fuel electric/central heating towel rail, obscured double glazed window to rear spot lights , and ceramic tiled flooring.

Bedroom Two

With radiator, television point and internet/telephone connection points and double glazed sliding patio doors to the front aspect and juliet balcony.

Bedroom Three

With radiator, television point, internet and telephone connection points, and a window to the front aspect.

Bathroom

Fitted with a white suite comprising panelled bath, with shower over and glass shower screen, pedestal wash hand basin, and low flush w.c, electric shaver point, spot lights, ceramic tiled floor, chrome dual fuelled radiator, and a sun pipe.

Second Floor

There is a large study area with windows to either side with telephone/internet connection point and television point and doors giving access to Roof Terraces to the front and the rear.

Outside

To the rear of the property there is a carport with a remote controlled roller shutter door, providing off street parking with a large Bin store and Bike store, and rear roof terrace has a large storage cupboard and decking area.

Services

Gas, electricity, water and drainage are connected. Please note the vendor advises that the whole house is super insulated beyond building regulations and has a mechanical heat recovery unit for efficient fresh air replacement. The house has an epc rating of A and there is a solar PV panel array for free electricity

and fee in tariff (resulting in very low bills of approx £33 per calendar month for electricity and gas)

Council Tax Band

The local authority have advised us that the property is in council tax band C, which we are advised, currently incurs a charge of £1574.29 Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove.We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

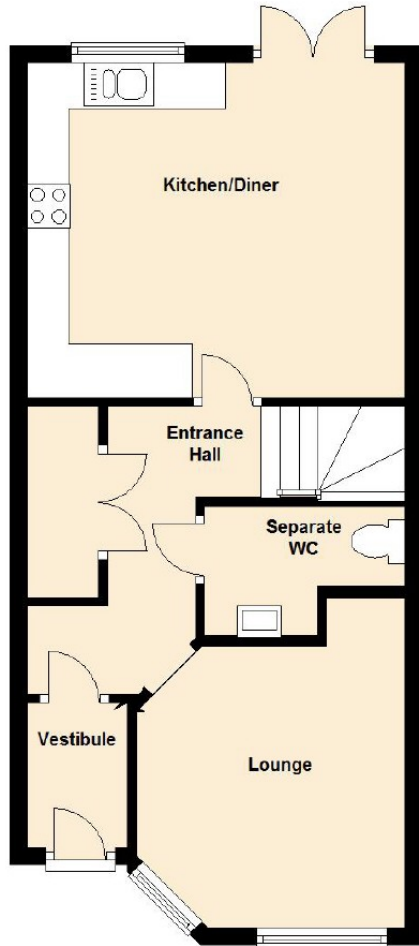
Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.



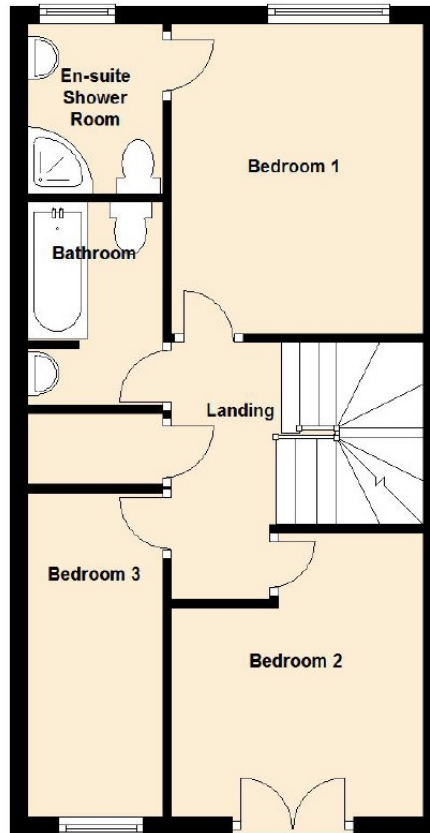
Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



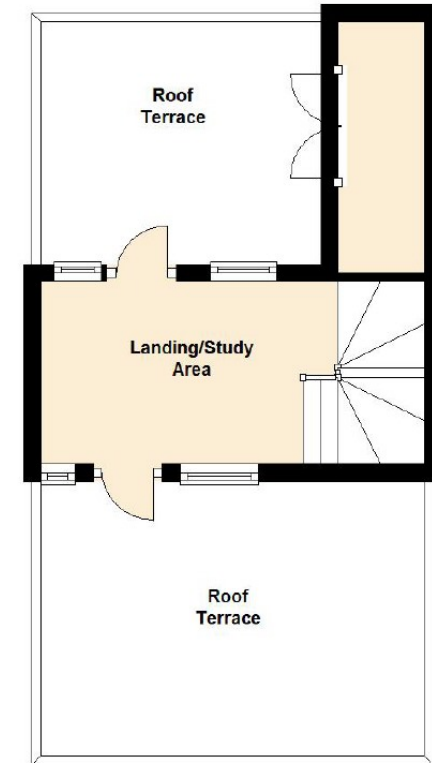
First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)

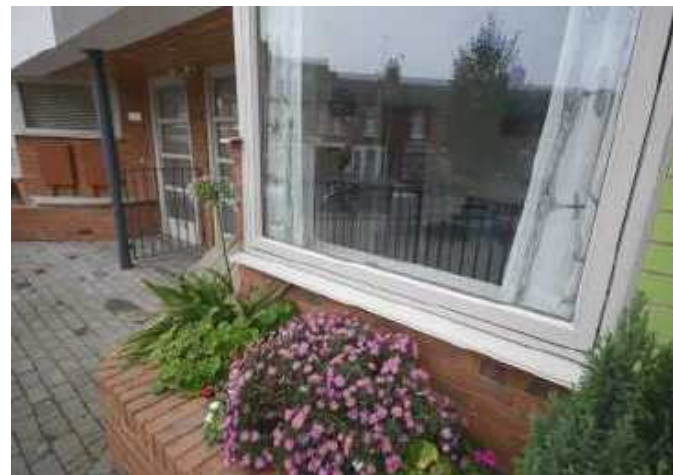


Second Floor

Approx. 12.4 sq. metres (133.3 sq. feet)



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)



This property on Hunter Street is within a high quality ECO development built to Code 4 regulations with NorDan windows, insulation, and mechanical ventilation Heat Recovery system (MVHR) in the The Meadows which has proved to be very popular. Nearby is Victoria Embankment which is a promenade and carriageway which was originally built circa 1901 and is within close proximity of West Bridgford Town Centre, with a wide range of shops, independent butcher, baker, grocer and fishmonger, M&S Simply Food store and benefits from a popular weekly Farmers' Market along Central Avenue. It is also home to a host of bars and restaurants, coffee shops and delis.. Close by there is the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent Trent Bridge Cricket ground, home to Test Cricket. Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants.

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