

7 Haven Close, West Bridgford, NG2 7LP

ROYSTON
& LUND



Asking price £275,000

- Detached Bungalow
- Three Bedrooms
- Lounge Diner
- Spacious Accommodation
- Double Glazed
- Single Garage
- EPC D
- South Facing Garden
- No Upward Chain



**7 Haven Close, West Bridgford,
NG2 7LP**

A delightful and well presented, spacious three bedroom detached bungalow. The property is situated within a short walking distance of the nearby bus service, Loughborough Road shopping area and Rushcliffe Arena Leisure. The property has double glazing and gas central heating. In brief the accommodation comprises: entrance lobby, "L" shaped lounge diner, fitted kitchen, three bedrooms and a bathroom. Externally, there is a driveway, access to a garage behind double wrought iron gates and an enclosed south facing garden to the rear of the property. An early viewing is highly recommended.

VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our West Bridgford office turn left onto Rectory Road and at the traffic lights, continue straight across onto Musters Road then take the fifth turning right onto Eton Road and at the traffic lights continue over Loughborough Road and into Rugby Road. Take right turn onto Collington Way and then turn right onto Haven Close and the property is on the right hand side identified by our For Sale board

Accommodation

Wood effect upvc double glazed front entrance door with matching side obscure glazed glass panel, and wood effect upvc obscure glazed window to the side elevation, telephone point, radiator, fuse box and alarm control pad, overhead light and door leading to the:

Lounge

19'5" x 11'5" (5.92m x 3.48m)

With coal effect gas fire set in a Adam style fire surround, with marble inset and hearth, tv aerial point, coving to ceiling, wood effect upvc double glazed window to the front elevation, wood effect upvc double glazed window to the side elevation, radiator, and arch leading into the:

Dining Room

9'6" x 9'3" (2.90m x 2.82m)

With obscure wood effect upvc double glazed window to the side elevation, radiator, coving to ceiling, smoke alarm, thermostat control, door giving access to the:

Kitchen

9'8" x 9'3" (2.95m x 2.82m)

Fitted with a range of wall drawer and base units with rolled edge work surfaces over, inset bowl and a half sink unit with mixer tap over, plumbing for washing machine, built in electric oven, four ring gas hob with extractor hood over, tiling to walls, space for upright fridge/freezer, over counter lighting, radiator, alarm control pad, cupboard housing the wall mounted gas central heating boiler, wood effect upvc double glazed window and door to the side elevation.

Inner Landing

With access to the loft, smoke alarm, large walk in airing cupboard housing the hot water cylinder, with fitted shelving and overhead light, doors giving access to:

Bedroom One

16'2" x 9'8" (4.93m x 2.95m)

With wood effect double glazed patio doors onto the rear garden, telephone point, radiator, coving to ceiling

Bedroom Two

12'8" x 9'3" (3.86m x 2.82m)

With wood effect upvc double glazed window to the rear elevation and overlooking the rear garden, radiator, coving to ceiling

Bedroom Three

11' x 9'9" (3.35m x 2.97m)

With wood effect upvc double glazed window to the rear elevation, radiator, coving to ceiling

Bathroom

Fitted with a three piece suite comprising bath with overhead mains fed shower, low flush wc and wash hand basin with fitted cupboard, radiator, tiling to walls, electric shaver point, obscure wood effect double glazed window to the side elevation

Outside

To the front of the property is a tarmac driveway providing off road parking, with gravelled low maintenance front garden area. There is gated side access which provides further off road parking, which in turn gives access to the detached Garage.

A particular feature of the property is the gardens which are mainly laid to lawn, with slabbed patio, with plants and shrubs in the surrounding borders.

The rear garden has a southerly aspect and is fully enclosed and there is an outside tap and outside lighting

Detached Garage

15'10" x 8'6" (4.83m x 2.59m)

With power and light, up and over front door

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band D, which we are advised, currently incurs a charge of £1720.28. 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. 90.3 sq. metres (972.5 sq. feet)

