



ESTATE AGENTS

... the key to a successful move



Lansdowne Drive, West Bridgford, Nottingham, NG2 7FJ

**Offers in the
region of
£249,950**

- * Sought After Residential Location
- * Excellent Commuting Links
- * Suitable for A Variety of Purchasers
- * Close to Local Amenities

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A three bedrooms Mid Town House located in the highly sought-after West Bridgford area, the deceptively spacious accommodation throughout makes it an ideal purchase for a wide range of buyers including first-time buyers, families or investors alike, situated close by to numerous amenities such as well regarded local schools, local shops and having excellent transport links into the heart of West Bridgford and into the City Centre.

To the ground floor, the property comprises a modern fitted kitchen-diner, a spacious reception room featuring a gas fireplace, and a cloakroom. The first floor hosts three well-proportioned bedrooms and a bathroom with a three-piece suite. Externally, there is on-street parking available to the front of the property and to the rear a garden with ample lawn space which is enclosed by fenced borders.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, tile flooring, under stair storage cupboard, exterior door

LOUNGE 17'8" x 10'0" (5.41m x 3.06m)

Coving to the ceiling, laminate wood effect flooring, ceiling light point, radiator, two uPVC double glazed window with dual aspect



OPEN PLAN KITCHEN & DINING AREA 17'8" x 9'4" (5.4m x 2.86m)

Fitted with a range of shaker style base and wall units with co-ordinating worktops and a tiled splashback, sink and drainer with mixer tap, plumbing for a washing machine, spaces for appliances and dining table.. Ceiling light point, radiator, recessed lighting, tiled flooring, two uPVC double glazed windows with dual aspect



CLOAKS 3'10" x 3'4" (1.17m x 1.03m)

Fitted with a two piece cloakroom suite comprises: wall mounted wash hand basin with tiled splashback, low level w.c. Ceiling light point, uPVC obscured double glazed window

REAR HALLWAY

Ceiling light point, stairs to the first floor, uPVC double glazed door to rear garden area

FIRST FLOOR

STAIRS & LANDING

Ceiling light point, two storage cupboard, access to first floor rooms

MASTER BEDROOM 12'5" x 11'5" (3.8m x 3.5m)

Ceiling light point, radiator, wooden floorboards, storage unit, uPVC double glazed window with rear aspect



BEDROOM TWO 11'6" x 9'8" (3.53m x 2.96m)

Ceiling light point, radiator, wooden floorboards, storage cupboard, uPVC double glazed window with rear aspect

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BEDROOM THREE 9'11" x 7'8" (3.04m x 2.36m)

Ceiling light point, radiator, wooden floorboards, uPVC double glazed window front aspect



BATHROOM 6'2" x 5'9" (1.9m x 1.77m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, fully wall tiled, floor tiled, uPVC double glazed window



OUTSIDE

Garden to the front of the property with a path leading to the front door.

To the rear is a private garden with a lawn, mature shrubs and trees, a paved patio area, a single wooden gate leading to the front of the property, fence panelling.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 sq. feet)

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