



Main Street, East Bridgford
Nottingham, Nottinghamshire, NG13 8PA

 **NEWTON
FALLOWELL**

Main Street, East Bridgford
Nottingham, Nottinghamshire,
NG13 8PA
£209,950

Offered to the market is this Two Bedroom, Three Story Character Property. Located within the desirable village of East Bridgford with accommodation comprising: Open Plan Kitchen Diner to the ground floor, Living Room, W.C. and Bathroom to the first floor, Two Bedrooms to the second floor and small enclosed courtyard space and a separate outbuilding ideal for storage and bins. EPC Rating - D. Freehold. Council Tax Band - C. No Upward Chain.

Entrance

Double glazed front door into Kitchen Diner.



Kitchen Diner

20'2" x 11'1" (6.17 x 3.39)

Fitted with a good range of units with wooden work surface over, inset sink and drainer, space and plumbing for washing machine and dishwasher, built-in electric fan assisted oven and grill with gas hob and extractor fan over, space for fridge freezer, cupboard housing the gas central heating boiler, stone flooring, beamed ceiling, uPVC double glazed windows to the front elevation and rear elevation, double glazed door to the rear elevation, feature log burning stove and stairs rising to the first floor.

First Floor landing

Solid wooden door to the W.C., Living Room and Bathroom, uPVC double glazed window to the rear elevation and stairs rising to the second floor.

Living Room

11'7" x 12'11" (3.54 x 3.94)

UPVC double glazed window to the front elevation with views across to the village church, decorative feature fireplace and television point.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and having uPVC double glazed window to the rear elevation and wood effect flooring.

Bathroom

4'5" max x 8'7" max (1.35 max x 2.63 max)

Fitted with two piece white suite comprising: Wash basin set into a vanity storage unit and panel bath with chrome shower over, wood effect flooring tiling to wet areas and extractor fan.

Second Floor Landing

Solid wooden doors to the Bedrooms One and Two.

Bedroom One

11'2" x 11'8" (3.42 x 3.56)

UPVC double glazed window to the front elevation again with the attractive views across to the village church, decorative fireplace and wood effect flooring.

Bedroom Two

8'7" max x 7'6" max (2.64 max x 2.29 max)

UPVC double glazed window to the rear elevation and airing cupboard.

Small Courtyard

This is enclosed and has a pedestrian gate with access across to the bin store.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

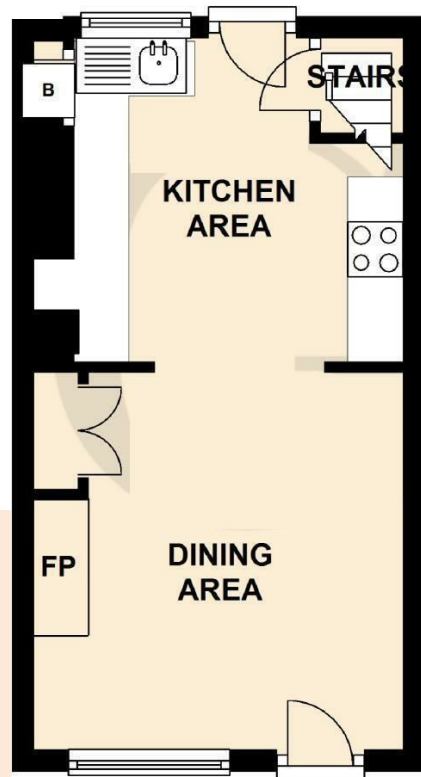
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

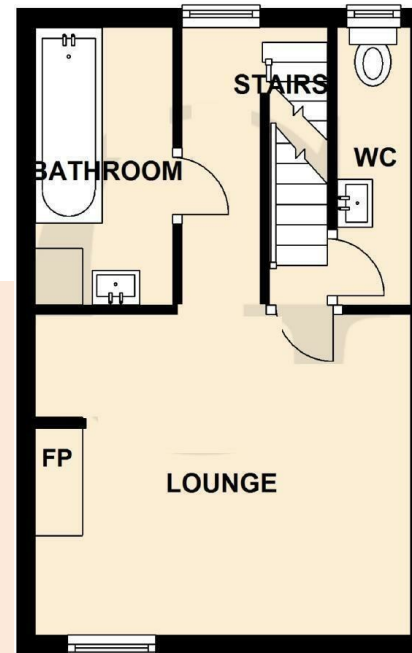


GROUND FLOOR

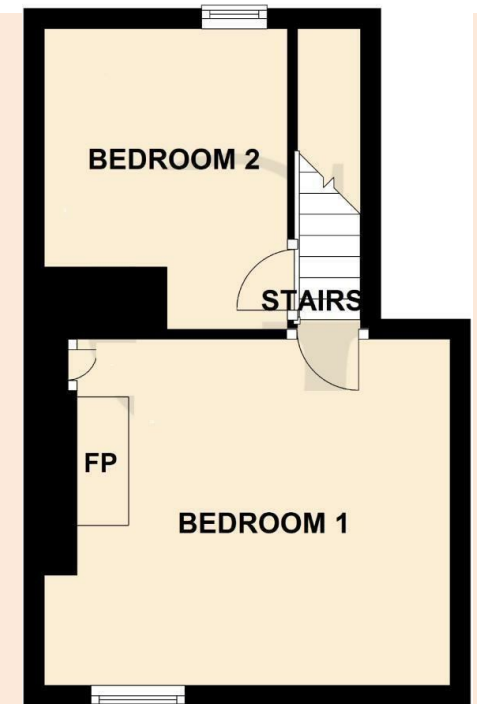
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



SECOND FLOOR



t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk