



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

£199,950  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Period Mid Terraced Cottage
- Wealth Of Character
- 2 Bedrooms
- Open Plan Dining Kitchen
- Ideal 1st Time Buy
- Accommodation Over 3 Floors
- Central Village Location
- Attractive 1st Floor Reception
- Low Maintenance Courtyard
- Viewing Highly Recommended

An ideal opportunity to purchase a delightful three storey character cottage which offers a versatile level of accommodation located at the heart of this highly regarded and well served village with a charming aspect across to the village church.

The property offers a wealth of charm and features with exposed beams and period fireplaces, a relatively modern kitchen and bathroom and tasteful decoration throughout. In addition the property benefits from UPVC double glazing and gas central heating and overall would be an excellent purchase for single or professional couples or possibly even those downsizing from larger dwellings looking for an interesting home with a low maintenance outdoor space.

The property offers accommodation over three floors and comprises a ground floor open plan living kitchen which provides an initial reception area with an attractive fireplace with solid fuel stove and exposed brick chimney breast. Access off the kitchen is a small courtyard area offering a very manageable outdoor space that looks out across to a further, shared, courtyard. To the first floor is a further attractive reception room, again having a feature fireplace with alcoves to the side and an elevated aspect across to the church. In addition there is a first floor bathroom and separate WC. An additional staircase rises to the second floor where there are two further bedrooms, the principle of which again affords a delightful aspect to the front.

Overall viewing comes highly recommended to appreciate the central location and interesting level of accommodation on offer.

### **EAST BRIDGFORD**

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL OPEN PLAN LIVING/DINING KITCHEN WHICH IS SEPARATED INTO:

### **INITIAL RECEPTION AREA**

11'3" x 9'9" (3.43m x 2.97m)

Having double glazed window to the front, the focal point of the room being an attractive chimney breast with part exposed brick work, inset solid fuel stove, timber mantel over and integrated period dresser unit to the side. This in turn opens out into a fitted kitchen.

### **KITCHEN**

9' x 8'8" max into alcove (2.74m x 2.64m max into alcove)

Fitted with a range of cream fronted base units with butchers block effect work surfaces, having inset sink unit, plumbing for washing machine, space for dishwasher, integrated oven and hob, attractive stone tiled floor, exposed beams to the ceiling, double glazed window and exterior door.

FROM THE KITCHEN AN OPEN DOORWAY LEADS TO A TURNING STAIRCASE WHICH RISES TO:

### **FIRST FLOOR LANDING**

Having pine doors leading to:

### **SITTING ROOM**

13' max x 11'2" (3.96m max x 3.40m)

A delightful, well proportioned reception with an aspect across to the village church, having a double glazed window with integrated shutters, chimney breast with attractive period style fireplace, hearth and surround and arched shelved alcove providing a cosy room with pleasant elevated views.

### **FIRST FLOOR CLOAK ROOM**

8'7" x 3'2" (2.62m x 0.97m)

Having a two piece white suite comprising close coupled WC and pedestal washbasin with chrome taps and tiled splash back; and double glazed window.

From the first floor landing an open doorway leads through into:

### **INNER LANDING**

8'9" x 3'3" (2.67m x 0.99m)

Having a double glazed window to the rear and a further stripped pine door leading into:

### **BATHROOM**

8'8" max x 4'3" max (2.64m max x 1.30m max)

Appointed with a two piece suite comprising panelled bath with chrome taps and further wall mounted shower over, glass screen and tiled splash backs; vanity unit with inset washbasin and vanity surround and chrome mixer tap and mirrored splash back with inset downlighters above.

RETURNING TO THE INNER LANDING A FURTHER STAIRCASE RISES TO THE SECOND FLOOR WITH STRIPPED PINE DOORS LEADING TO:

### **BEDROOM 1**

13' max x 11'2" (3.96m max x 3.40m)

A well proportioned double bedroom having an elevated aspect to the front looking across to the village church, part pitched ceiling and attractive period fireplace and surround with alcove to the side.

## BEDROOM 2

8'8" max x 7'9" max (2.64m max x 2.36m max)

A versatile room which is currently utilised as a first floor office but would make a further single bedroom, having part pitched ceiling and double glazed window to the rear.

## EXTERIOR

The property occupies a low maintenance plot fronting Main Street and set back behind a pedestrian pathway with on road parking to the front. Shared pedestrian access to the side leads to a shared courtyard area, within which is a small fenced courtyard to the property, which links back into the kitchen. In addition there is a small "bin" store located within the shared courtyard.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Note the property is located within the village conservation area.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

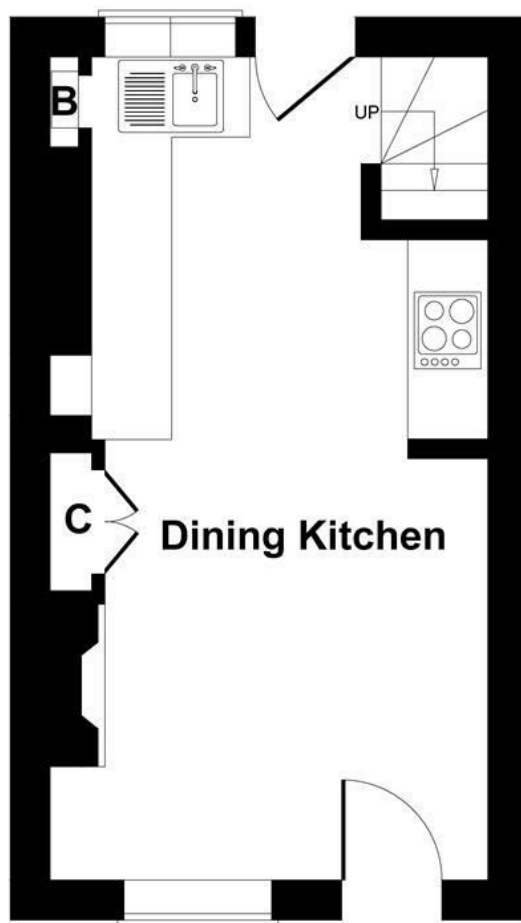
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

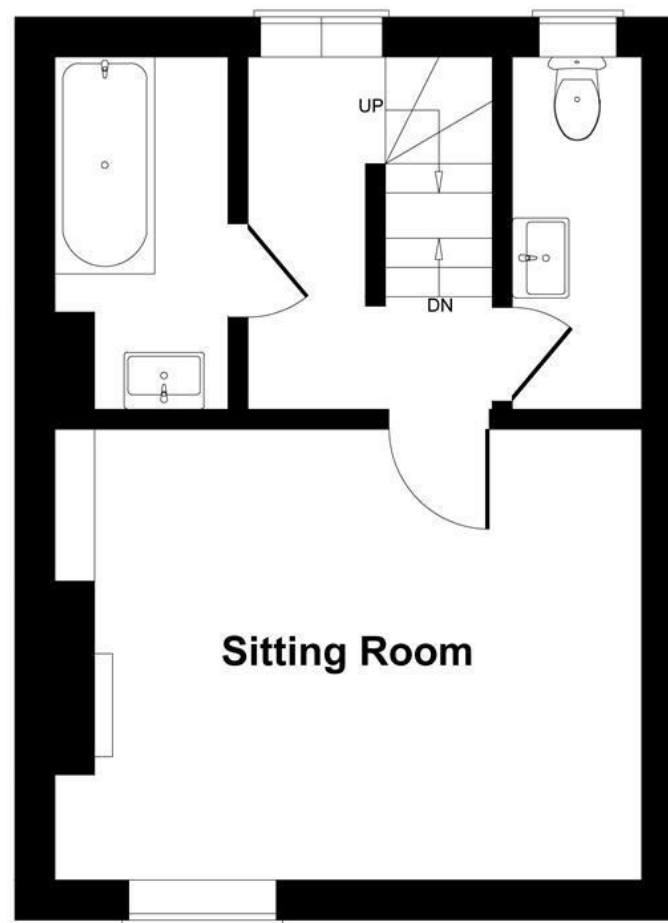




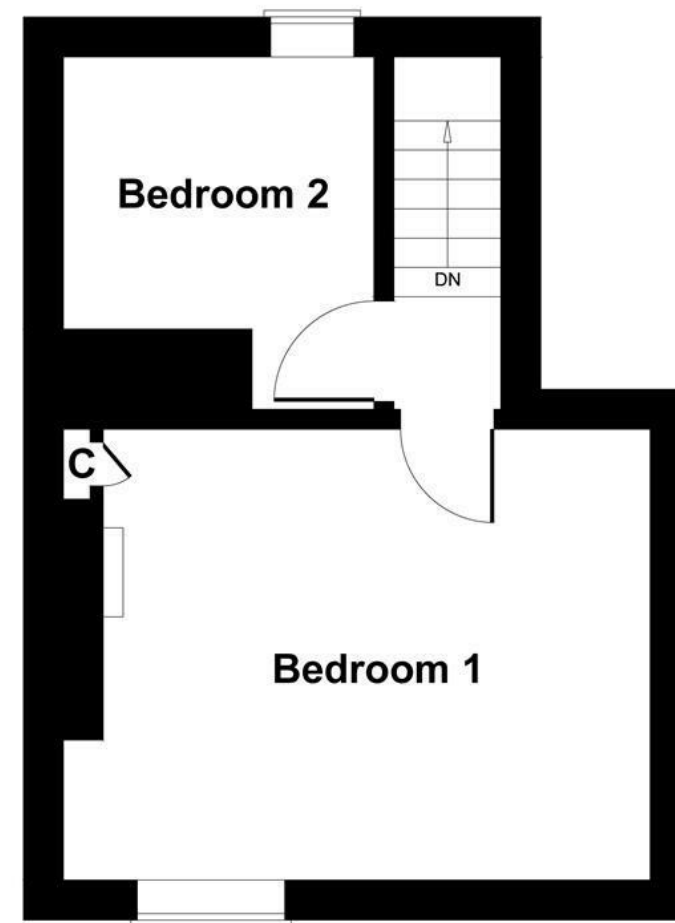




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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