



3 Bridge Green Walk, Bridge Green, Strelley, NG8 6GE
£120,000



Marriotts



3 Bridge Green Walk

Bridge Green, Strelley, NG8 6GE

- Two bedrooms
- Modern kitchen
- Wet room
- Spacious lounge diner
- Modern combination boiler
- NO UPWARD CHAIN

A two bedroom terraced bungalow situated within the sought after Bridge Green retirement development for the over 60's, with residents parking and an Asda supermarket next door! The property has an entrance hallway, a good sized rear lounge diner, modern kitchen and a wet room. The bungalow also has UPVC double glazing and gas central heating with a recently replaced Vaillant combination boiler!

£120,000



Overview

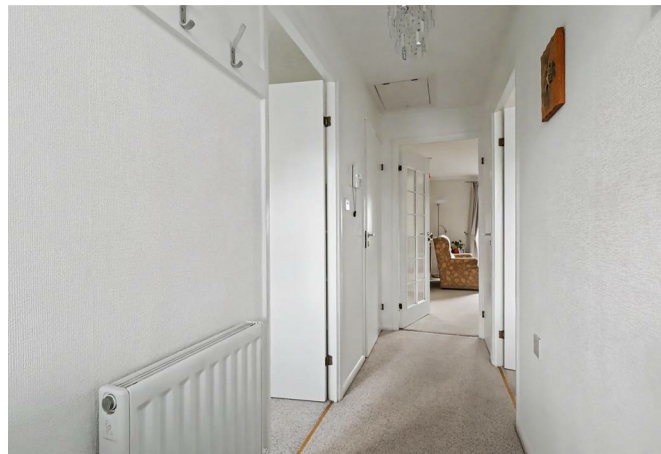
The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

Entrance Hall

With a double-glazed composite front entrance door, radiator, high-level RCD board, cloaks cupboard and loft access.

Lounge Diner

With a double-glazed sliding patio door out to the garden, radiator and door through to the kitchen.



Kitchen

A range of modern base units and tall shelved cupboard with worktop, stainless steel sink unit and drainer and tiled splashbacks. Plumbing for a washing machine, gas cooker point, cupboard housing the modern Vaillant combination gas boiler, wood-effect floor covering and UPVC double-glazed rear window.

Bedroom 1

Fitted recessed wardrobes with sliding mirrored doors, UPVC double glazed front window and radiator.

Bedroom 2

Radiator and UPVC double glazed front window.

Wet Room

With non-slip flooring, there is a tiled shower area with electric shower, floor drain and shower curtain track. Toilet, wash basin with tiled splashback and vanity light, radiator, extractor fan and an emergency pull cord.

Outside

Outside, the property overlooks the communal gardens and green. To the rear, there is a paved patio, PVC storage shed and communal lawns and mature borders.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 Years granted 14/07/1995

GROUND RENT: £ 0 - to be reviewed on:

SERVICE CHARGE: £279.33 PCM (Service Charge £268.07 pm + Insurance £11.26 pm)

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

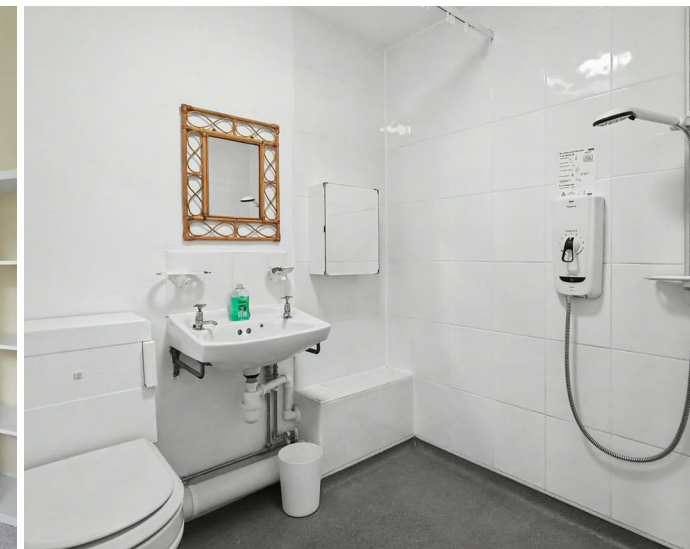
FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: kitchen

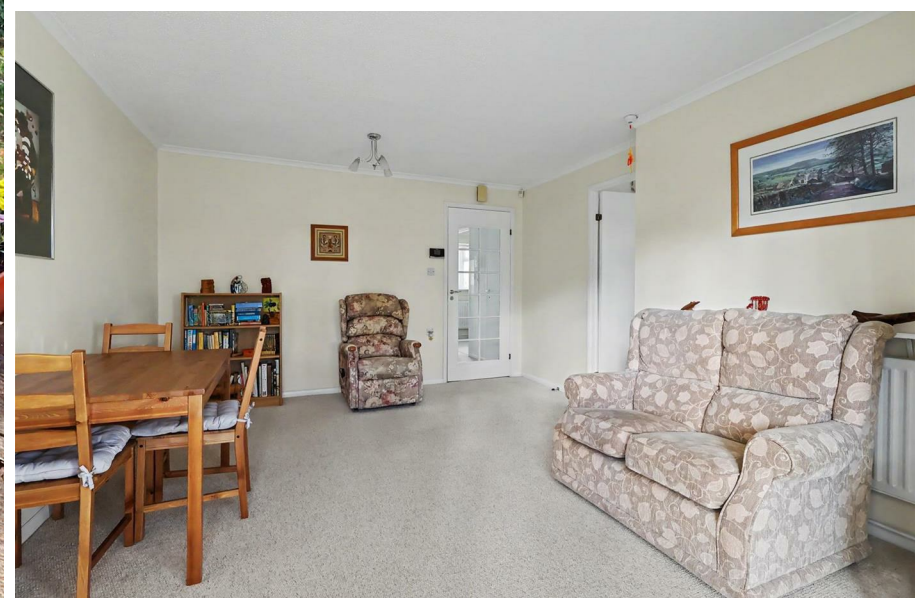
UTILITIES - mains gas, electric, water and sewerage.





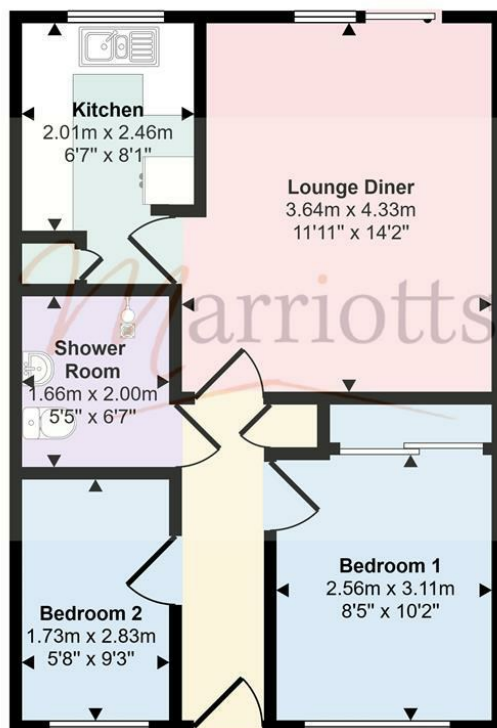


MAINS GAS PROVIDER: Octopus Energy
MAINS ELECTRICITY PROVIDER: Octopus Energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access





Approx Gross Internal Area
48 sq m / 516 sq ft

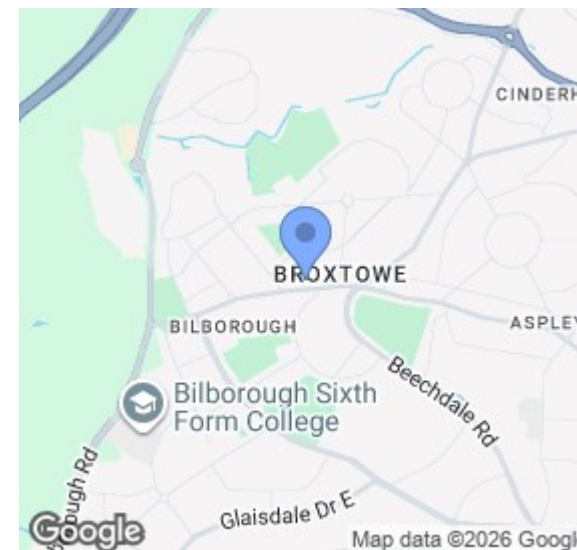


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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 5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).