



**Kneeton Road
East Bridgford
Nottingham
NG13 8PG**

Offers in Excess of £152,000

bettermove

Kneeton Road Nottingham

Bettermove are delighted to present this charming 2 bedroom terraced house in East Bridgford, available with no forward chain.

This is a leasehold property with 962 years remaining on the lease; there is no ground rent or service charge payable. The council tax band is C.

The interior of this beautifully presented property, which boasts a wealth of original features, comprises a spacious living room with feature log burning stove and modern fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. To the exterior, there is an enclosed rear garden with patio seating area, perfect for enjoying the summer months.

Situated in the sought after village of East Bridgford, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A6097, A46, Lowdham, Bingham, Burton Joyce and Radcliffe rail stations.

This exciting opportunity should not be missed and all enquiries can be made through Bettermove.

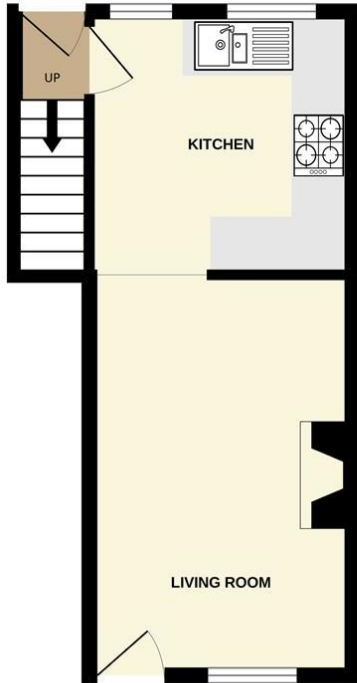
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

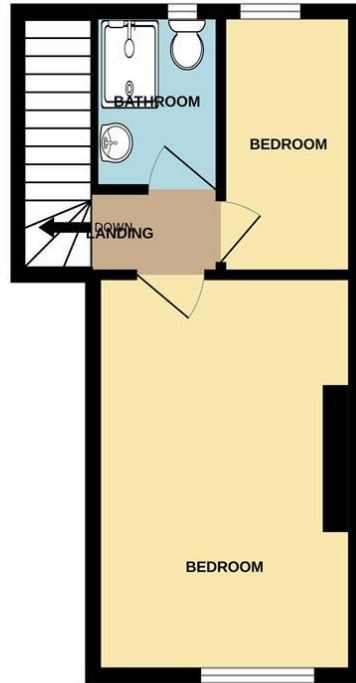
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.




1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk