

HoldenCopley

PREPARE TO BE MOVED

Richmond Road, West Bridgford, Nottinghamshire NG2 5GD

Guide Price £400,000 - £450,000

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GUIDE PRICE £400,000 - £425,000

LOCATION, LOCATION, LOCATION...

Welcome to this exquisite three-bedroom mid-terraced house nestled in the heart of a highly sought-after location. From the moment you step into the property, you are greeted by an inviting entrance hall that sets the tone for the tasteful and well-presented interior throughout. The ground floor boasts a seamless flow of space, featuring a spacious living room that effortlessly opens up to a dining room, creating an ideal setting for both relaxation and entertaining. The fitted kitchen on the ground floor is not only practical but also a culinary delight, offering easy access to a cellar for additional storage. Moving to the first floor, you will discover two beautifully appointed bedrooms, complemented by a stylish three-piece bathroom suite that adds a touch of luxury to daily living. The master bedroom on this level enjoys the added convenience of an en-suite, providing a private sanctuary within the home. Ascending to the second floor, the property reveals a further bedroom that offers a tranquil retreat with ample space and natural light. Outside, the property benefits from permitted parking, ensuring convenience for residents and their guests. The private enclosed low-maintenance garden at the rear provides an ideal outdoor sanctuary for both relaxation and open-air dining, while also basking in the warmth of the sun during the spring and summer months. This property seamlessly combines the charm of a sought-after location with modern living, presenting an opportunity to own a home that exudes style and comfort. Situated in one of Nottingham's most sought after residential locations, within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Cellar
- Permitted Parking
- Private Enclosed Low-Maintenance Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'0" x 2'9" (3.98m x 0.84m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, architraving, cornice to the ceiling and a single door providing access into the accommodation

Living Room

10'9" x 10'8" (3.28m x 3.26m)

The living room has wooden flooring, a recessed chimney breast alcove with a feature log burner, a TV point, a radiator, cornice to the ceiling, two sash windows to the front elevation and is open plan to the dining room

Dining Room

10'8" x 11'3" (3.26m x 3.43m)

The dining room has wooden flooring, a radiator and a sash window to the rear elevation

Kitchen

7'11" x 12'2" (2.42m x 3.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, a radiator, access to the cellar, tiled flooring, two sash windows to the side and rear elevations and a single door providing access to the rear garden

BASEMENT LEVEL

Cellar One

13'11" x 2'5" (4.25m x 0.74m)

The cellar has wooden flooring, carpeted stairs, recessed spotlights and provides ample storage space

Cellar Two

10'4" x 10'9" (3.16m x 3.30m)

The cellar has wooden flooring, a recessed chimney breast alcove, recessed spotlights and provides ample storage space

Cellar Three

4'11" x 6'11" (1.52m x 2.11m)

The cellar has wooden flooring, a wash basin, space and plumbing for a washing machine and tumble dryer, recessed spotlights and provides ample storage space

Cellar Four

4'7" x 10'4" (1.40m x 3.17m)

The cellar has wooden flooring, space for a fridge freezer, recessed spotlights and provides ample storage space

FIRST FLOOR

Landing

3'0" x 14'2" (0.92m x 4.33m)

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

Master Bedroom

10'9" x 13'11" (3.30m x 4.25m)

The master bedroom has carpeted flooring, a fitted sliding door wardrobe, two radiators, access to the en-suite and two sash windows

En-Suite

7'7" x 3'6" (2.33m x 1.09m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled splashback, a wall-mounted LED mirror, tiled flooring and recessed spotlights

Bedroom Two

9'5" x 8'1" (2.88m x 2.48m)

The second bedroom has carpeted flooring, a radiator and a sash window

Bathroom

7'1" x 7'7" (2.18m x 2.33m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with drawer units with a stainless steel mixer tap, a freestanding bath with central taps and a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a sash window to the rear elevation

SECOND FLOOR

Third Bedroom

13'7" x 9'10" (4.15m x 3.00m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights and two Velux windows

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden and access to permitted parking

Rear

To the rear of the property is a private enclosed low-maintenance garden, a shed, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

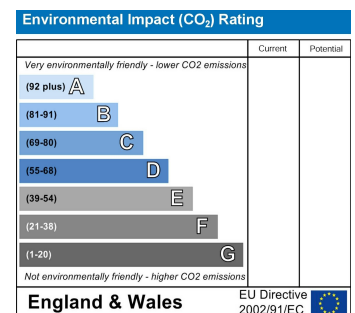
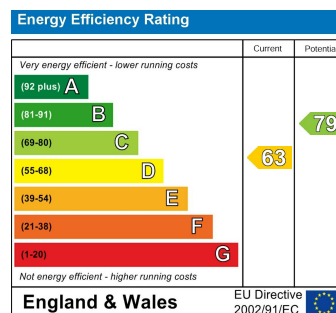
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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