

# HoldenCopley

PREPARE TO BE MOVED

Wordsworth Road, West Bridgford, Nottinghamshire NG2 7AN

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**Guide Price £425,000**

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GUIDE PRICE: £425,000 - £450,000  
COMPLETELY RENOVATED THROUGHOUT...

Nestled in an exclusive and highly sought-after residential area, this meticulously renovated four-bedroom mid-terraced house stands as a testament to contemporary living at its finest. Every detail of this residence has been carefully considered, with a new boiler, fitted kitchen, bathrooms, and UPVC double-glazing ensuring modern comfort. The property, spanning three floors, surprises with deceptively spacious accommodation, presenting an ideal haven for any family buyer. Its strategic location near West Bridgford Town Centre provides easy access to a plethora of excellent facilities and amenities, as well as the City Centre and Universities. The convenience extends to regional and national transport hubs, with an excellent train service to London from nearby Nottingham or East Midlands Parkway, along with being in the coveted catchment area to The West Bridgford School. Internally, the ground floor boasts an inviting entrance hall, two reception rooms adorned with period feature fireplaces, and a contemporary fitted kitchen. The first floor hosts three double bedrooms serviced by a bathroom and an en-suite, while the second floor introduces another double bedroom. Outside, a private garden with patio areas and a brick-built outhouse completes this ready-to-move-in residence, inviting you to savor the comforts of modern living in style.

MUST BE VIEWED





- Three-Storey Mid-Terraced House
- Renovated Throughout
- Four Double Bedrooms
- Two Reception Rooms
- Newly-Fitted Kitchen
- Two Newly-Fitted Bathroom Suites
- New UPVC Double-Glazed Windows
- Private Garden With Outhouse
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has patterned tiled flooring, a radiator, carpeted stairs, and a single composite door providing access into the accommodation.

### Living Room

11'9" x 13'5" (3.59m x 4.10m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a TV point, a picture rail, coving to the ceiling, and a period-feature fireplace with a decorative surround.

### Dining Room

12'1" x 13'3" (3.70m x 4.04m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a picture rail, two in-built double door cupboards, and a period-feature fireplace with a decorative surround.

### Kitchen

12'6" x 8'3" (3.83m x 2.52m)

The fitted kitchen has a range of shaker-style base and wall units, a Belfast style sink with a swan neck mixer tap and draining grooves, an integrated oven with a four-ring gas hob and extractor fan, an integrated dishwasher, space for an American-style fridge freezer, space and plumbing for a washing machine, a vertical radiator, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door to access the rear garden.

## FIRST FLOOR

### Landing

The landing has wood-effect flooring, carpeted stairs with decorative spindles, and provides access to the first floor accommodation.

### Bedroom Two

11'5" x 10'11" (3.48m x 3.35m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a picture rail, an in-built wardrobe, and access into the en-suite.

### En-Suite

4'0" x 7'5" (1.23m x 2.27m)

The en-suite has a concealed dual flush W/C, a countertop wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a bi-folding shower screen, a chrome heated towel rail, partially tiled walls, vinyl flooring, and recessed spotlights.

### Bedroom Three

13'3" x 9'5" (4.04m x 2.88m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a picture rail, and a radiator.

### Bedroom Four

8'5" x 13'1" max (2.58m x 4.00m max)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

### Bathroom

5'5" x 7'3" (1.67m x 2.22m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with fitted storage underneath, a panelled bath with a handheld shower and a bi-folding shower screen, a chrome heated towel rail, fully tiled walls, wood-effect flooring, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Upper Landing

The upper landing has carpeted stairs, and provides access to the second floor accommodation.

### Bedroom One

13'7" x 14'7" (4.15m x 4.45m)

The first bedroom has a UPVC double-glazed window to the rear elevation, a

Velux window to the front elevation, carpeted flooring, a radiator, and eaves storage.

## OUTSIDE

### Front

To the front of the property is the availability for on-street parking.

### Rear

To the rear of the property is a private enclosed garden with two block-paved patio areas, a lawn, a range of plants and shrubs, a brick-built outhouse, and fence panelled boundaries.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

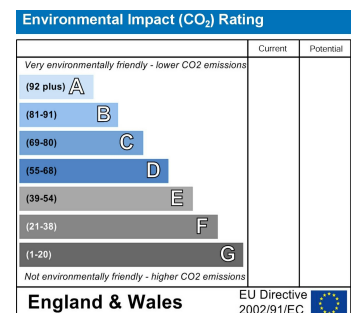
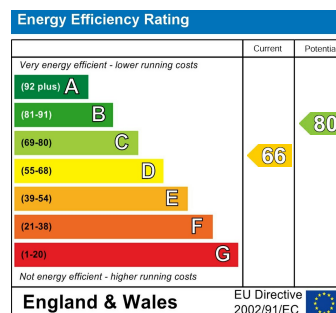
The vendor has advised the following:

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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