

HoldenCopley

PREPARE TO BE MOVED

Rugby Road, West Bridgford, Nottinghamshire NG2 7HX

Guide Price £280,000 - £325,000

Rugby Road, West Bridgford, Nottinghamshire NG2 7HX



GUIDE PRICE £280,000 - £300,000

LOCATION, LOCATION, LOCATION...

Welcome to this charming three-bedroom end-terraced house, perfectly nestled in a desirable location. Upon entering, you're greeted by an entrance hall, leading seamlessly into the spacious living room, which flows effortlessly into the dining area, creating an open-plan layout ideal for modern living. The fitted kitchen offers both functionality and style, providing ample space for culinary delights. Ascending to the first floor, you'll find three generously proportioned bedrooms, offering comfortable accommodation for the whole family. Completing this floor is a three-piece bathroom suite, offering relaxation and convenience. Externally, this property boasts a driveway for off-road parking, complemented by a garage opposite, providing additional storage or parking space. The private enclosed garden is a tranquil retreat, perfect for outdoor entertaining or simply unwinding amidst nature's embrace. Situated in a highly sought after location within easy reach of the centre of West Bridgford, host to a wide range of 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





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a fitted storage cupboard, a radiator, an obscure window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

13'8" x 11'1" (4.18 x 3.40)

The living room has carpeted flooring, a TV point, a radiator, a UPVC double glazed window to the front elevation and is open plan to the dining room

Dining Room

12'5" x 8'3" (3.79 x 2.52)

The dining room has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC glass sliding door providing access to the rear garden

Kitchen

9'1" x 7'10" (2.78 x 2.40)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, space for an oven, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, a pantry, a radiator, an obscure window to the rear elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Bedroom One

11'10" x 9'9" (3.62 x 2.99)

The main bedroom has carpeted flooring, two fitted wardrobes, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'5" x 8'3" (3.48 x 2.52)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

9'1" x 6'4" (2.77 x 1.94)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bathroom

9'5" x 4'8" (2.89 x 1.44)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a shower screen, a radiator, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking,

a lawn, a range of plants and shrubs and opposite the property there is a garage providing further off-road parking and storage

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a stone pebbled area, a range of plants and shrubs, a pergola, a lawn, a shed, courtesy lighting 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.

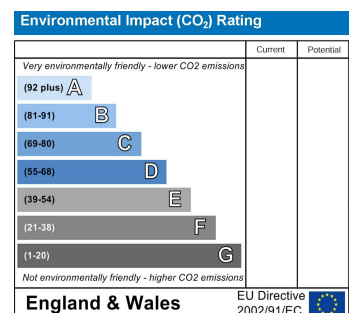
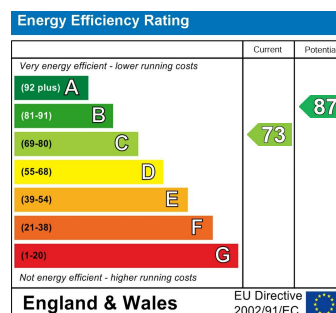
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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