

HoldenCopley

PREPARE TO BE MOVED

Richmond Road, West Bridgford, Nottinghamshire NG2 5GD

Guide Price £350,000 - £395,000

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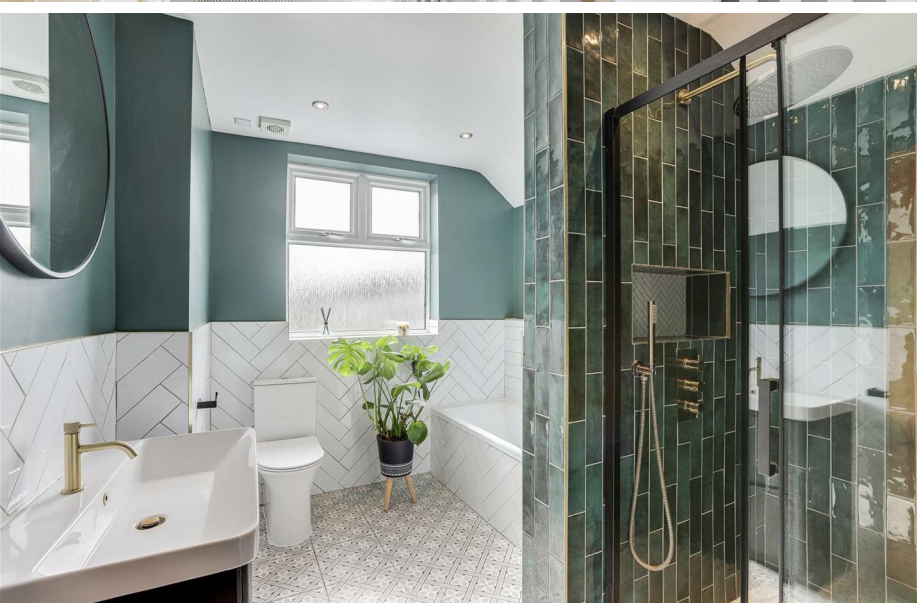
GUIDE PRICE: £350,000 - £375,000

RENOVATED THROUGHOUT...

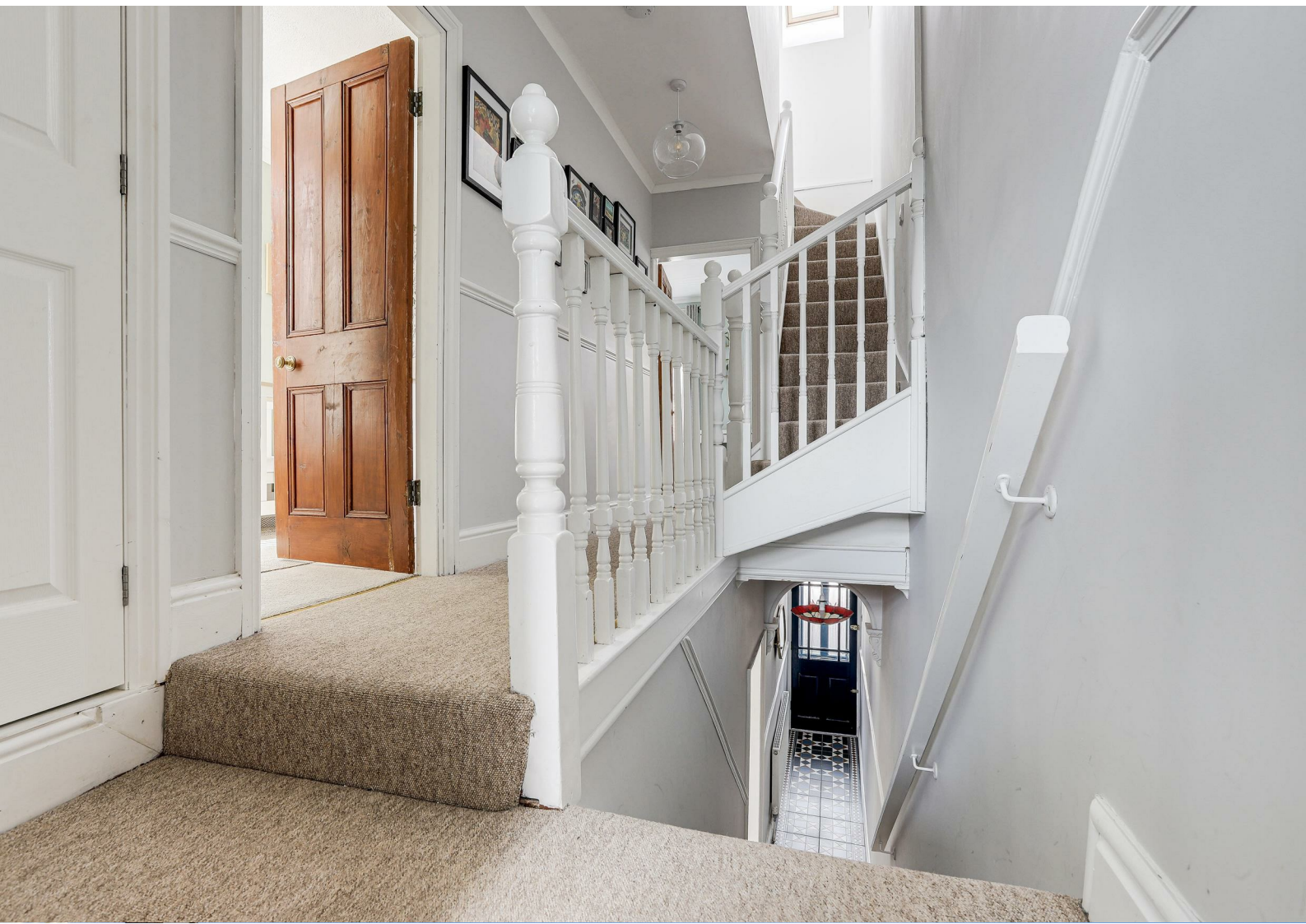
Nestled in the highly desirable locale of West Bridgford, this impeccably renovated three-bedroom end-terraced house epitomises move-in ready living. Thoughtfully refurbished throughout, this residence boasts a host of upgrades, including a brand new bathroom, fresh re-decoration, and more, ensuring a comfortable and modern lifestyle. The ground floor greets you with a welcoming porch and entrance hall, leading seamlessly into two inviting reception rooms and a well-appointed fitted kitchen with convenient access to the expansive cellar, divided into four sections, offering ample storage. Ascending to the first floor unveils two double bedrooms and a chic four-piece bathroom suite, exuding contemporary elegance. A further flight of stairs leads to the second floor, revealing an additional double bedroom, providing flexible living space to suit various needs. Outside, the rear of the property showcases a low-maintenance, south-facing garden adorned with a paved patio, perfect for alfresco dining and enjoying the sun-drenched outdoors. This area offers a vibrant mix of amenities and attractions, including shops, cafes, and restaurants catering to various tastes. Residents can enjoy leisurely walks in nearby parks such as Bridgford Park and Victoria Embankment, or partake in sports at the renowned Trent Bridge Cricket Ground, and families benefit from proximity to esteemed schools and educational facilities.

MUST BE VIEWED





- End-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Large Cellar
- Newly-Fitted Four Piece Bathroom Suite
- South-Facing Garden
- Renovated Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has Minton tiled flooring, and a single door with stained-glass inserts providing access into the accommodation.

Entrance Hall

The entrance hall has Minton tiled flooring, a radiator, a dad rail, coving to the ceiling, a decorative ceiling arch, carpeted flooring, and a single door via the porch.

Living Room

10'11" x 10'10" (max) (3.35m x 3.32m (max))

The living room has a double-glazed window with bespoke fitted shutters to the front elevation, solid wood flooring, coving to the ceiling, a TV point, a radiator, a feature fireplace with a decorative surround, and open access into the dining room.

Dining Room

11'6" x 11'0" (max) (3.51m x 3.37m (max))

The dining room has a double-glazed window to the rear elevation, solid wood flooring, coving to the ceiling, and a radiator.

Kitchen

12'5" x 8'2" (3.80m x 2.51m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator, recessed spotlights, dual-aspect UPVC double-glazed windows, access to the cellar, and a single door with obscure panels providing access to the rear garden.

BASEMENT LEVEL

Cellar

22'11" x 14'1" (max) (7.00m x 4.31m (max))

The cellar is split into four sections and has lighting.

FIRST FLOOR

Landing

14'4" x 5'7" (max) (4.37m x 1.71m (max))

The landing has carpeted flooring, a dado rail, coving to the ceiling, an in-built under stair cupboard, and provides access to the first floor accommodation.

Bedroom One

14'3"x 10'11" (max) (4.36x 3.33m (max))

The first bedroom has two double-glazed windows to the front elevation, solid wood flooring, coving to the ceiling, and a radiator.

Bedroom Three

11'7" x 8'4" (max) (3.54m x 2.55m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

9'8" x 8'3" (max) (2.95m x 2.53m (max))

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a shower enclosure with an overhead rainfall shower and a handheld shower head, a double-ended bath with central brass taps, a recessed wall alcove, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

9'8" x 4'0" (max) (2.96m x 1.23m (max))

The upper landing has a Velux window, carpeted flooring, and provides access to the second floor accommodation.

Bedroom Two

13'2" x 12'10" (max) (4.03m x 3.92m (max))

The second bedroom has two Velux windows, carpeted flooring, an exposed beam on the ceiling, and eaves storage.

OUTSIDE

Front

To the front of the property is permitted parking.

Rear

To the rear of the property is a private enclosed south-facing garden with paved patio, raised planters, various established plants and shrubs, courtesy lighting, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

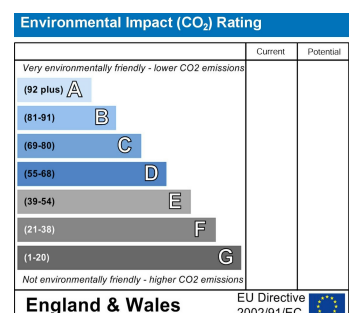
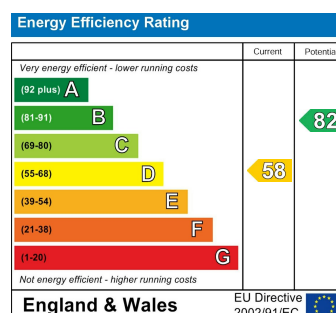
The vendor has advised the following:

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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www.holdencopley.co.uk

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