

HoldenCopley

PREPARE TO BE MOVED

Byron Road, West Bridgford, Nottinghamshire NG2 6DX

Guide Price £375,000 - £400,000

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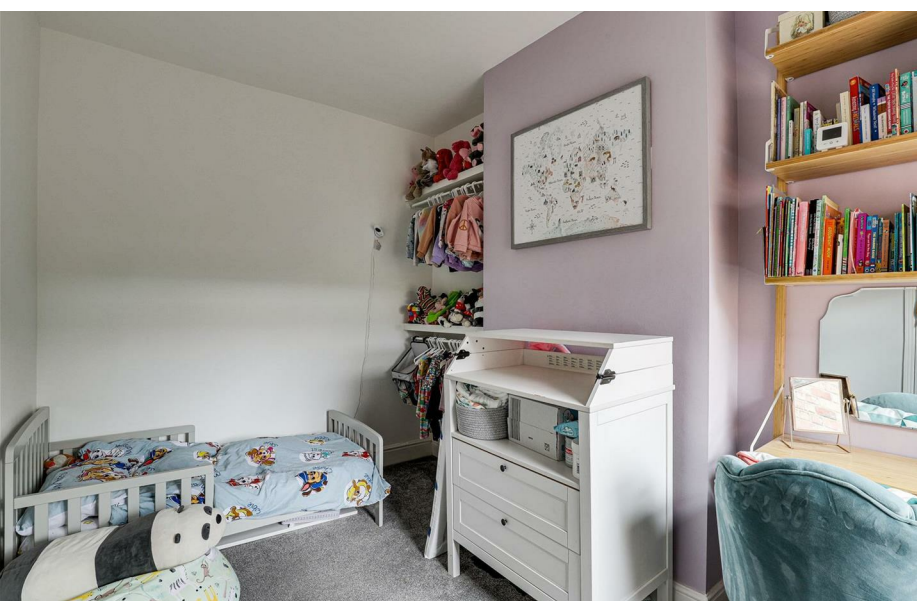
GUIDE PRICE: £375,000 - £400,000

BEAUTIFULLY-PRESENTED THROUGHOUT...

Nestled in the sought-after locale of West Bridgford, this three-bedroom mid-terraced house epitomises modern comfort and style. Spanning three generously proportioned floors, the property exudes a welcoming ambiance from the moment you step into the entrance hall. The ground floor unfolds seamlessly, revealing an inviting open-plan living and dining room adorned with tasteful décor, offering ample space for relaxation and entertaining. Adjacent lies a sleek and contemporary fitted kitchen, boasting integrated appliances and the luxury of underfloor heating, accompanied by a convenient utility room. Ascending to the first floor, two double bedrooms await, complemented by a chic and fully equipped four-piece bathroom suite, ensuring both comfort and convenience. The journey continues upwards to the second floor, where the allure of this residence reaches new heights with a further double bedroom, featuring double French doors that open onto a Juliet style balcony, offering rear views of the serene surroundings. Outside, the property charms with on-street parking at the front and a south-west facing garden at the rear, providing a tranquil retreat enhanced by multiple seating areas and a practical shed. Positioned within excellent school catchments and within easy reach of local amenities and the vibrant City Centre, this impeccably presented home offers a harmonious blend of contemporary living and suburban charm, making it an ideal haven for discerning buyers.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- New Kitchen With Underfloor Heating & Integrated Appliances
- Separate Utility
- Replaced Modern Bathroom
- Three-Storey Accommodation
- Private Garden With Shed
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a column radiator, and a composite door providing access into the accommodation.

Living Room

13'1" x 10'8" (4.01m x 3.26m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, laminate flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround and gas fire, fitted base cupboards, a column radiator, and an open arch into the dining room.

Dining Room

11'6" x 10'7" (3.53m x 3.24m)

The dining room has laminate flooring, coving to the ceiling, wall-mounted shelves in the alcove, an in-built under-stair cupboard, a column radiator, and double French doors opening out to the rear garden.

Kitchen

11'5" x 6'11" (3.49m x 2.13m)

The kitchen has a range of fitted shaker-style base and wall units with solid wooden worktops, a Belfast style sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, a four ring gas hob with an extractor fan, an integrated fridge freezer, tiled splashback, tiled flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Utility Room

4'1" x 7'4" (1.25m x 2.24m)

The utility room has fitted shaker-style wall units, a solid wooden worktop, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted BAXI boiler, tiled flooring with underfloor heating, recessed spotlights, a skylight window, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'0" x 16'1" (1.83m x 4.91m)

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

Bedroom One

11'1" x 13'1" (3.38m x 4.00m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

7'5" x 11'3" (2.28m x 3.43m)

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

Bathroom

11'1" x 6'11" max (3.40m x 2.11m max)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

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

Bedroom Three

12'8" x 16'11" (3.87m x 5.17m)

The third bedroom has a Velux window, two radiators, carpeted flooring, LED spotlights, eaves storage, double-glazed windows to the rear elevation, and double French doors opening out to a Juliet-style balcony.

OUTSIDE

Front

To the front of the property is a walled courtyard and the availability for on-street parking.

Rear

To the rear of the property is a private south-west facing garden with sandstone patio, a shed, a lawn, external electrical socket, a decked seating area, various plants, 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 / Some 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

Please note that the vendor has disclosed that the property underwent a loft conversion. While the process of obtaining final sign-off is underway, it requires a minor adjustment, specifically the installation of fire doors. The vendor is currently in the process of getting this completed. Upon installation, building control will proceed to sign off on the work and provide the necessary building regulations documentation. Prior to entering into any agreement, it is incumbent upon the buyer to verify with their solicitor that satisfactory checks have been conducted.

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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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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