

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6DD

Guide Price £325,000 - £375,000

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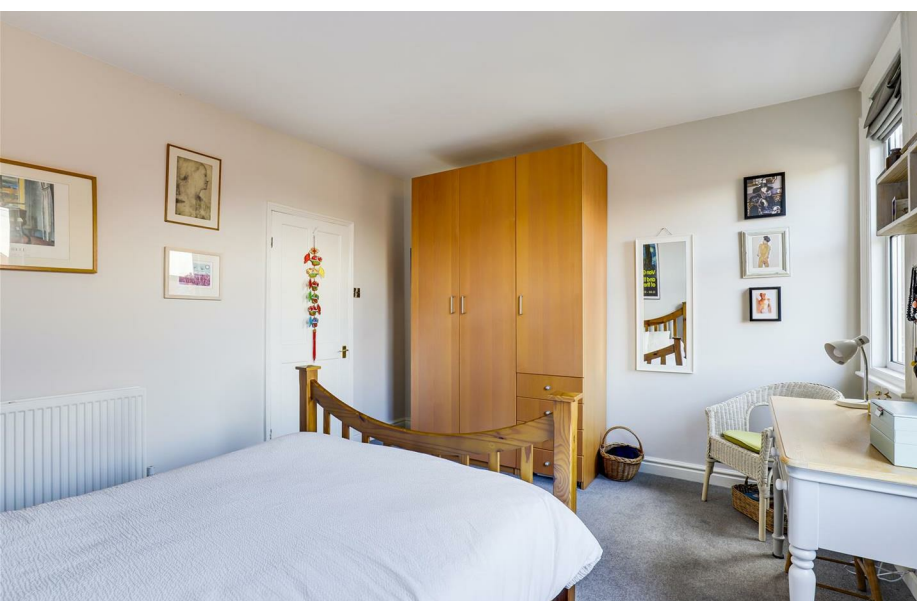
Guide Price £325,000 - £350,000

WELL-PRESENTED THROUGHOUT...

Welcome to this charming three-bedroom mid-terraced house, nestled in a sought-after location renowned for its excellent schools and convenient access to amenities and Nottingham City Centre. Upon entering, you're greeted by a well-presented living room flooded with natural light streaming through the bay window, creating a warm and inviting atmosphere. Adjacent is the dining room featuring a traditional fireplace, adding character to the space. The fitted kitchen, conveniently located off the dining room, is equipped to meet your daily culinary needs. Ascending to the upper level, you'll find a double bedroom and a stylish bathroom, providing comfortable accommodation for residents. The top-level features two additional bedrooms, providing flexibility for various living arrangements or a home office setup. Outside, the front of the property features an enclosed garden with a brick wall boundary. Convenient on-street parking ensures easy access for residents and visitors. Meanwhile, the rear garden is also enclosed, boasting a patio seating area, complemented by various plants and shrubs perfect for enjoying the outdoors.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Enclosed Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'8" x 2'8" (3.87m x 0.83m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a picture rail, a radiator and a single door providing access into the accommodation.

Living Room

11'1" x 14'6" (3.39m x 4.44m)

The living room has carpeted flooring, a radiator, ceiling cornices, a feature fireplace with a tiled hearth and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'1" x 12'0" (3.38m x 3.66m)

The dining room has Karndean flooring, a radiator, ceiling coving, a traditional fireplace, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Kitchen

11'4" x 7'5" (3.46m x 2.28m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine, partially tiled walls, vinyl flooring, two UPVC double-glazed windows to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

12'0" x 2'7" (3.67m x 0.79m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and access to the first floor accommodation.

Master Bedroom

14'3" x 12'0" (4.36m x 3.66m)

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

Bathroom

12'0" x 8'8" (3.67m x 2.65m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a radiator, recessed spotlights, ceiling coving, partially tiled walls, laminate tiles and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Landing

9'10" x 2'7" (3.02m x 0.79m)

The landing has carpeted flooring and access to the second floor accommodation.

Bedroom Two

14'2" x 9'9" (4.34m x 2.99m)

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

Bedroom Three

8'9" x 10'0" (2.67m x 3.05m)

The third bedroom has carpeted flooring, a radiator, a Velux window and access to the loft with courtesy lighting.

OUTSIDE

Front

To the front of the property is an enclosed garden with a brick-wall boundary and access to on-street parking.

Rear

To the rear of the property is an enclosed garden with a paved patio area, with a range of plants and shrubs, a brick-built shed and fence panelling.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a high risk flooding area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

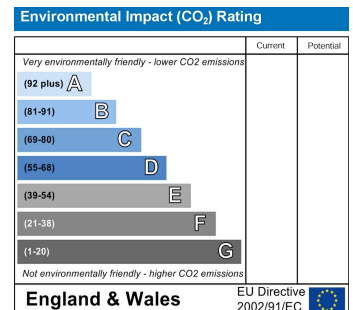
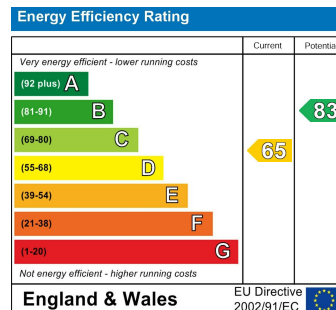
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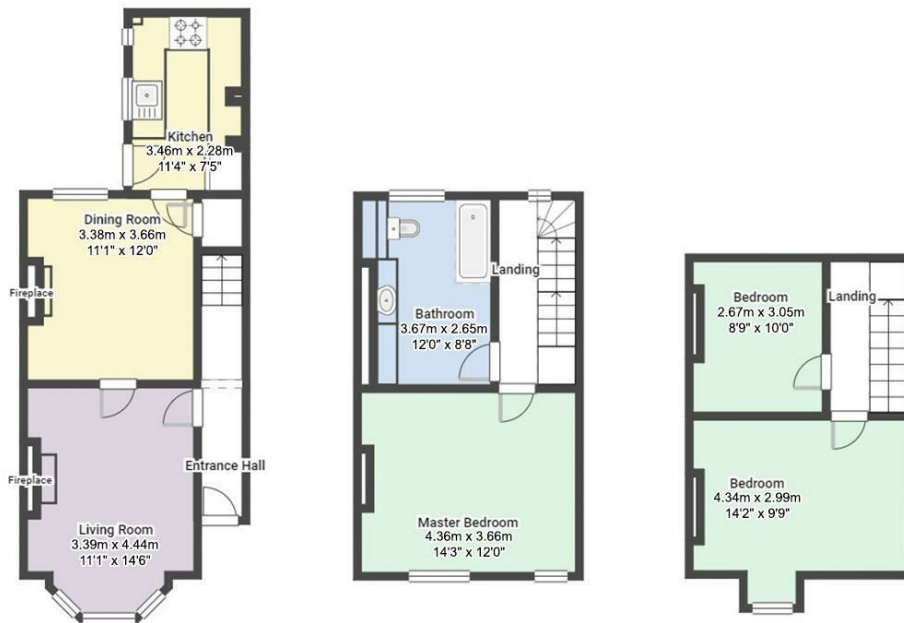
Property Tenure is Freehold

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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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www.holdencopley.co.uk