

HoldenCopley

PREPARE TO BE MOVED

Stamford Road, West Bridgford, Nottinghamshire NG2 6GD

Guide Price £500,000

Stamford Road, West Bridgford, Nottinghamshire NG2 6GD



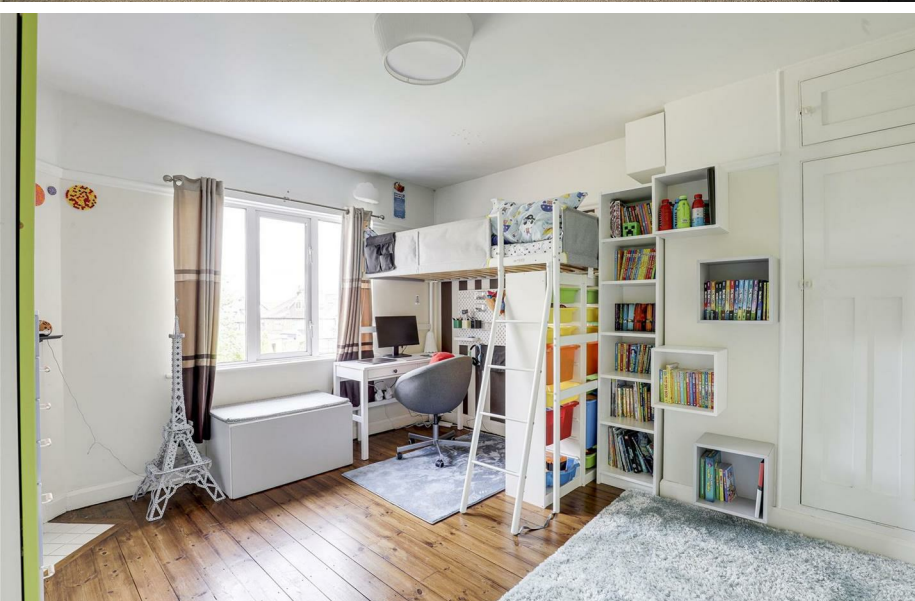
GUIDE PRICE: £500,000-£550,000

LOCATION LOCATION LOCATION...

This four bedroom semi-detached house is beautifully presented throughout offering spacious accommodation boasting neutral decor and a range of period features including picture rails, feature fireplaces, wooden flooring and more, adding to the abundance of character on offer. This property would make the perfect home for any growing family looking to be located in the sought after area of West Bridgford, within close proximity to a range of shops, eateries and transport links into the City Centre as well as excellent school catchments including Abbey Road Primary School. Internally, to the ground floor there is an entrance hall, a W/C, two reception rooms and a sun room and a fitted kitchen with double doors opening out onto the rear patio. Upstairs on the first floor there are four bedrooms serviced by a bathroom and a separate W/C. Outside to the front is a driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed garden featuring multiple seating areas and a summer house.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms With Log-Burners
- Fitted Kitchen
- Sun Room
- Bathroom Suite & Two W/C's
- Well-Maintained Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a radiator, a UPVC double-glazed window to the side elevation, a wall-mounted security alarm panel, carpeted stairs, an in-built under stair cupboard and a wooden door with a stained glass insert providing access into the accommodation

W/C

This space has a low level dual flush W/C, a wash basin, tiled splashback, a radiator and a UPVC double-glazed obscure window to the front elevation

Living Room

14'7" max x 15'7" max (4.46m max x 4.76m max)
The living room has a UPVC double-glazed bay window to the front elevation, a further two obscure windows to the side elevation, wooden flooring, coving to the ceiling, a picture rail, a radiator and an Inglenook fireplace with a log-burning stove and decorative surround

Family Room

12'10" x 12'4" (3.93m x 3.78m)
The family room has wooden flooring, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a picture rail, a radiator and a bi-folding door opening into the sun room

Sun Room

10'5" x 9'8" (3.18m x 2.96m)
The sun room has tiled flooring, a vertical radiator, a half-vaulted glass ceiling, full height UPVC double-glazed windows to the side and rear elevation and double French doors opening out onto the rear patio

Kitchen

16'2" x 10'0" (4.95m x 3.06m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a range cooker, an extractor fan and stainless steel splashback, an integrated dishwasher, space for a fridge freezer, tiled flooring, full height UPVC double-glazed windows to the side and rear elevation and double French doors opening out onto the rear patio

FIRST FLOOR

Landing

The landing has a stained-glass window to the side elevation, carpeted flooring, access to the loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

15'7" x 12'4" (4.76m x 3.77m)
The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail and a radiator

Bedroom Two

12'10" x 12'4" (3.93m x 3.77m)
The second bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, an original open fireplace with a tiled hearth, a picture rail, a radiator and an in-built cupboard

Bedroom Three

10'8" x 9'11" (3.27m x 3.04m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights and a radiator

Bedroom Four

7'10" x 6'2" (2.41m x 1.88m)
The fourth bedroom, which is currently being used as an office, has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

7'3" x 6'1" (2.22m x 1.87m)
The bathroom has a wash basin, a panelled bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, fully tiled walls, tiled flooring, a chrome heated towel rail, recessed display alcoves, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property there is a shaped lawn, courtesy lighting, a driveway with access into the single garage and iron gated access to the rear garden

Rear

To the rear of the property there is a private enclosed garden with paved patio areas and pathway, a lawn, a range of plants and shrubs, courtesy lighting, a log-store, a summer house and fence panelling

DISCLAIMER

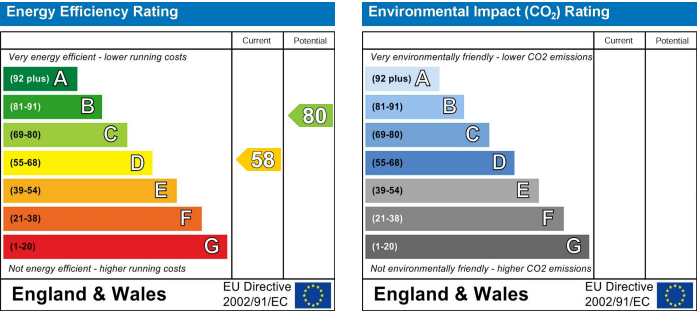
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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.



Stamford Road, West Bridgford, Nottinghamshire NG2 6GD

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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.