

# HoldenCopley

PREPARE TO BE MOVED

Roecliffe, West Bridgford, Nottinghamshire NG2 7FY

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£280,000



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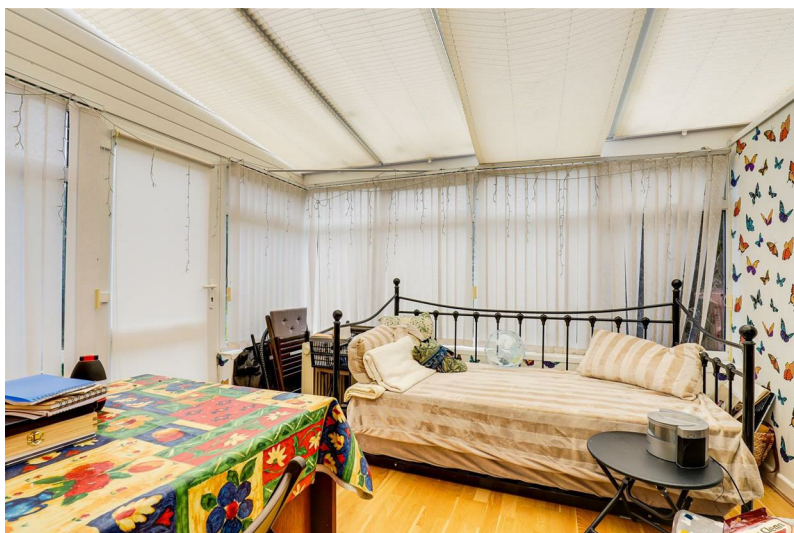




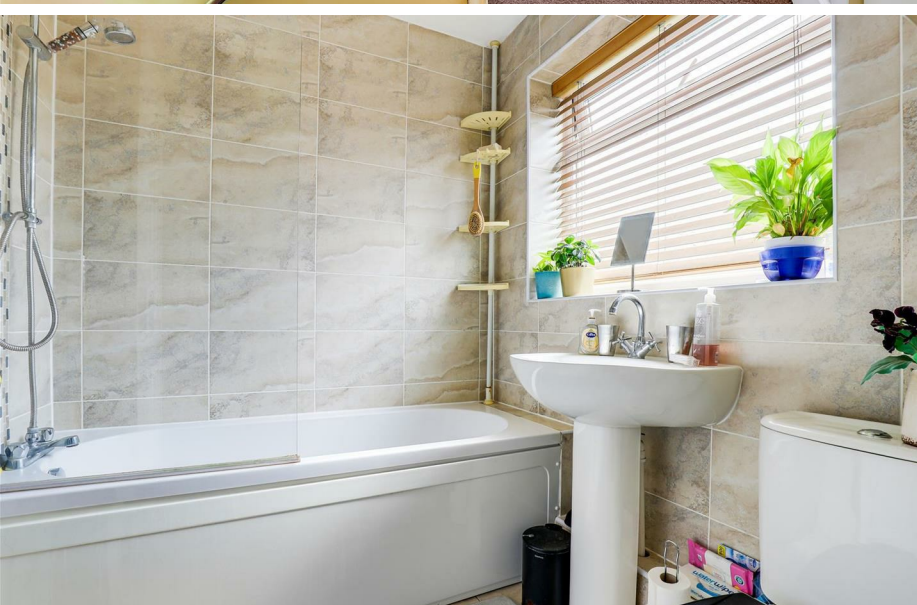
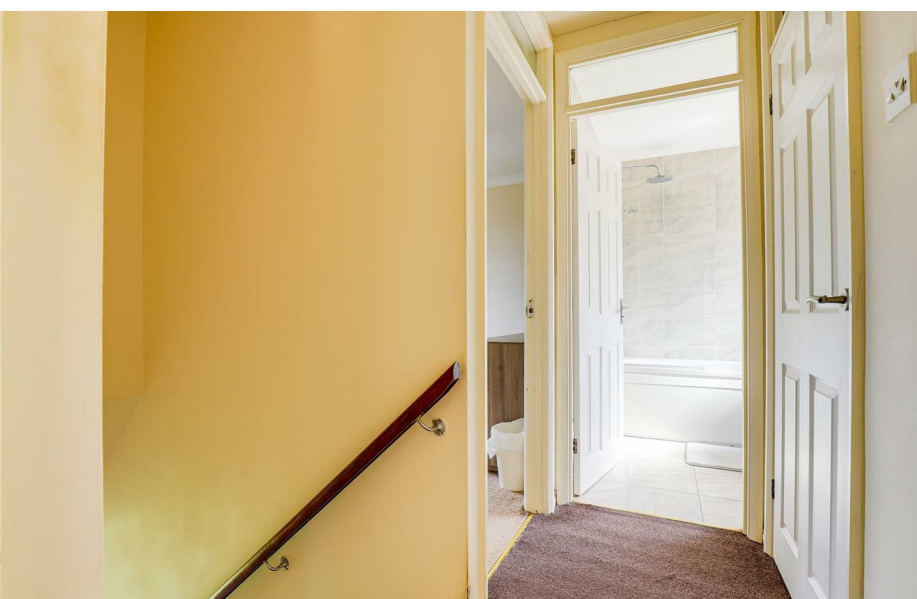
## MID TERRACED HOUSE...

Welcome to this mid-terraced house located in the highly sought-after area of West Bridgford, renowned for its vibrant array of shops, delightful eateries, and excellent schools. This property boasts superb transport links, making it an ideal choice for a variety of buyers. Upon entering, you are greeted by an entrance hall leading to a spacious living room, perfect for relaxation and entertaining. The ground floor also features a bright conservatory with direct access to the rear garden, a generously sized fitted kitchen, a rear porch, and a convenient ground floor W/C. Upstairs, you will find three bedrooms and a modern three-piece bathroom suite. The front of the property is adorned with lawns and a hedged boundary, while the rear offers an enclosed garden complete with a lawn, courtesy lighting, hedged boundaries, steps with gated access, along with off-street parking.

MUST BE VIEWED







- Mid Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite & A Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

6'2" x 7'6" (max) (1.89m x 2.31m (max))

The entrance hall has carpeted and wood-effect flooring, full height obscure window to the front elevation, and a UPVC door providing access into the accommodation.

### Living Room

17'8" x 9'11" (5.39m x 3.03m)

The living room has a UPVC double glazed window to the front elevation, a feature fire place with a decorative surround, a TV point, a radiator, coving to the ceiling, wood-effect flooring, and sliding patio doors opening to the conservatory.

### Conservatory

9'6" x 11'5" (2.90m x 3.48m)

The conservatory has a wood-effect flooring, an in-built cupboard, UPVC double glazed window surround, a Polycarbonate roof, and a UPVC door opening out to the rear garden.

### Kitchen

17'8" x 9'7" (5.39m x 2.93m)

The kitchen has a range if fitted base and wall units with worktop, a composite sink with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, space for a fridge freezer, space for a dining table, a radiator, coving to the ceiling, tiled splashback, tiled flooring, and two UPVC double glazed window to the front and rear elevation.

### Rear Porch

2'10" x 7'5" (0.88m x 2.27m)

The rear porch has tiled flooring, an in-built cupboard, and a UPVC door opening out to the rear garden.

### W/C

3'10" x 3'5" (1.17m x 1.06m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a countertop wash basin with a tiled splashback, and tiled flooring.

## FIRST FLOOR

### Landing

2'11" x 9'6" (0.90m x 2.90m)

The landing has carpeted flooring, two in-built cupboards, and access to the first floor accommodation.

### Master Bedroom

11'3" x 9'5" (3.44m x 2.89m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two in-built cupboards, and wood-effect flooring.

### Bedroom Two

11'5" x 9'9" (3.50m x 2.99m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, and carpeted flooring.

### Bedroom Three

7'11" x 10'0" (2.43m x 3.06m)

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

### Bathroom

6'3" x 5'9" (1.92m x 1.77m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall shower head and a handheld shower fixture with a shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property are lawns, and a hedged boundary.

### Rear

To the rear of the property is an enclosed rear garden with a lawn, courtesy lighting, hedged boundaries, steps, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

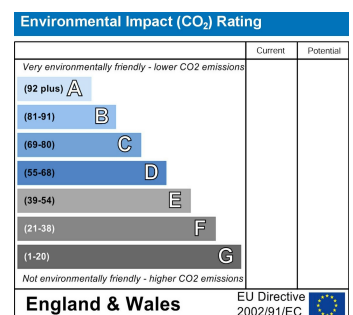
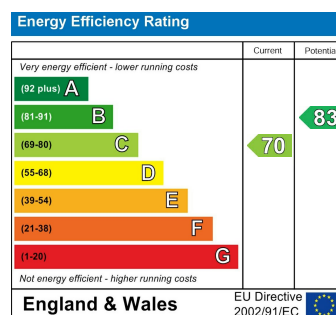
The vendor has advised the following:

Property Tenure is Freehold

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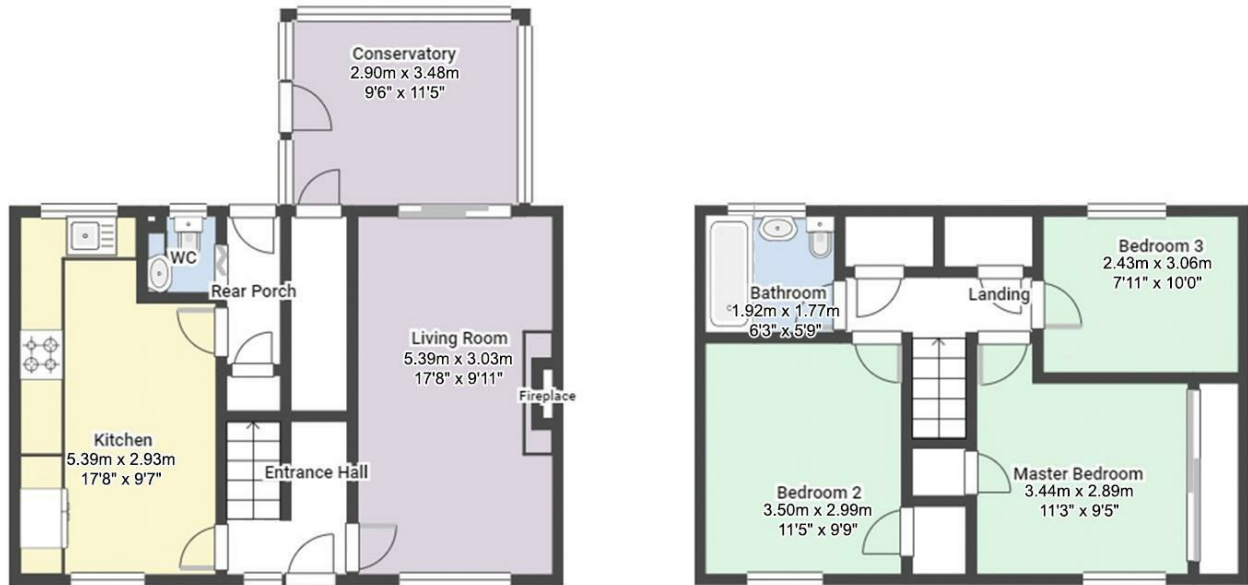
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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