

HoldenCopley

PREPARE TO BE MOVED

Grenville Drive, West Bridgford, Nottinghamshire NG2 7RA

Guide Price £400,000 - £450,000

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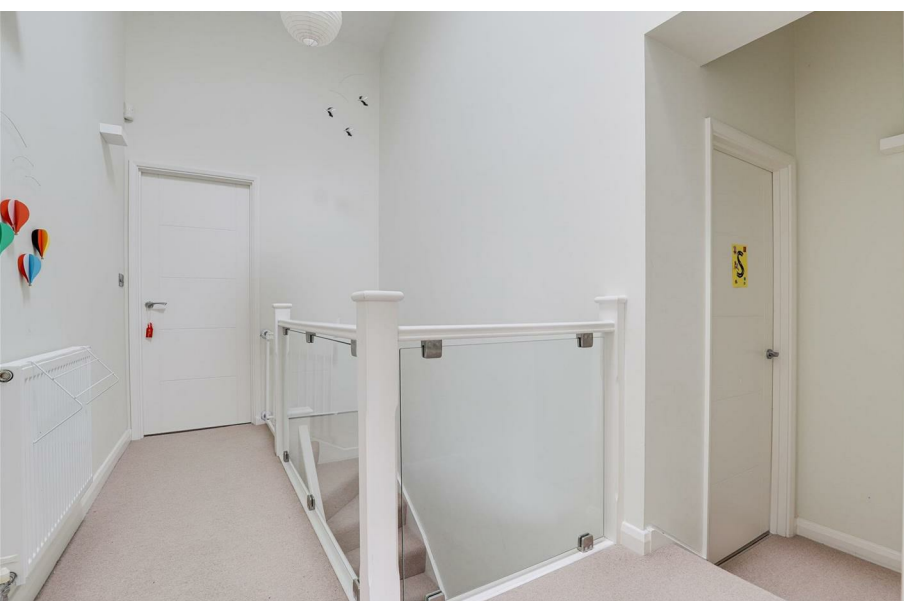
Guide Price £400,000 - £425,000

PREPARE TO BE IMPRESSED...

This well-presented three-bedroom mid-terraced house is an ideal choice for those seeking their forever home. It features spacious, beautifully presented interiors and exteriors. Located in the desirable West Bridgford area, it offers convenient access to a variety of shops, eateries, excellent transport links to Nottingham City Centre, and is within the catchment area for top-rated schools. The ground floor comprises an entrance hall, a generous living room and a dining room both with sliding patio doors to the rear of the property, a modern fitted kitchen, and a ground floor W/C. On the first floor, you'll find a master bedroom with a three-piece en-suite, two additional double bedrooms, a three-piece family bathroom, and a utility room. Outside, the front of the property boasts a driveway and ample storage space with electric remote roller shutters. The rear features a well-maintained lawn and an elevated decking area, perfect for hosting garden gatherings.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedroom
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor W/C
- Two Bathroom Suites
- Utility Room
- Off-Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'9" x 11'8" (1.47m x 3.56m)

The entrance hall has wood effect flooring, carpeted stairs, a wall-mounted thermostat and a composite door providing access into the accommodation

W/C

3'2" x 5'1" (0.98m x 1.56m)

This space has a low level dual flush W/C, a vanity style wash basin, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

Living Room

12'7" x 17'3" (3.86m x 5.27m)

The living room has wood effect flooring, a TV point, an under stair in-built cupboard, and sliding patio door providing access to the rear garden.

Dining Room

9'11" x 14'8" (3.04m x 4.48m)

The dining room has wood effect flooring, a radiator, and sliding patio doors providing access to the rear garden.

Store Room

9'6" x 3'7" (2.90m x 1.11m)

The store room has lighting, and an electric roller door.

Kitchen

7'5" x 10'0" (2.27m x 3.05m)

The kitchen diner has fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a ceramic hob and extractor fan, an integrated fridge-freezer, tiled flooring, recessed spotlights, tiled flooring, and a UPVC double glazed window to the front elevation.

FIRST FLOOR

Landing

12'2" x 10'9" (3.71m x 3.30m)

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

Bedroom One

13'3" x 12'8" (4.05m x 3.88m)

The first bedroom has two UPVC double glazed windows to the rear elevation, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite

En-Suite

6'0" x 5'11" (1.85m x 1.81m)

The en-suite has a low level dual flush W/C, a vanity style wash basin, a shower enclosure with sliding glass doors and a thermostatic shower panel, a heated towel rail, tiled flooring, partially tiled walls, and a skylight.

Utility Room

6'0" x 5'9" (1.84m x 1.77m)

The utility room has fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a radiator, recessed spotlights, access into the loft, and tiled flooring.

Bedroom Two

10'10" x 12'9" (3.31m x 3.89m)

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

Bedroom Three

10'0" x 9'3" (3.05m x 2.82m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built wardrobe, and carpeted flooring.

Bathroom

6'6" x 9'2" (1.99m x 2.80m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level dual flush W/C, a vanity style wash basin, a panelled bath with a glass panel with a wall-mounted shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway providing off-road parking.

Rear

To the rear of the property is a lawn, a shed, an elevated decking area, an outdoor tap, electric power socket, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download speed 196Mbps and Upload Speed 28Mbps

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

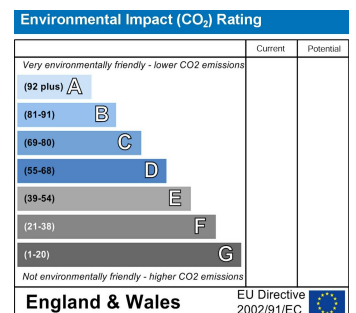
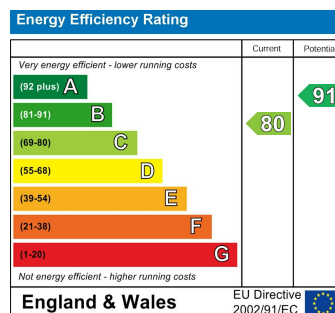
The vendor has advised the following:

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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