

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, West Bridgford, Nottinghamshire NG2 5DH

Asking Price £325,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached house presents a great investment opportunity and the chance to transform it into your dream family home. Nestled in a highly sought-after location, the property is conveniently close to a variety of local amenities, boasts excellent commuting links, and falls within reputable school catchments. Upon entering, you are welcomed by a spacious entrance hall leading to a charming bay-fronted living room. Adjacent to the living room is a generous dining room, and a well-proportioned kitchen awaiting your personal touch to create a modern culinary space. The first floor houses three comfortable bedrooms, all serviced by a functional shower suite. Externally, the property features on-street parking at the front, ensuring convenience for residents and visitors alike. To the rear, you'll find a mature garden. With its prime location and abundant potential, this property is an exceptional canvas for those looking to invest and create a wonderful family home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen Diner
- Shower Suite
- Mature Garden
- Plenty Of Potential
- Spacious Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 3'5" (max) (3.76m x 1.05m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, panelled feature walls, a decorative ceiling arch, and a single door providing access into the accommodation.

Living Room

14'4" x 8'5" (max) (4.38m x 2.58m (max))

The living room has a bay window to the front elevation, carpeted flooring, coving to the ceiling, a picture rail, a radiator, a feature fireplace, and an obscure window to the rear elevation.

Dining Room

12'5" x 12'5" (max) (3.80m x 3.79m (max))

The dining room has two single-glazed windows to the side and rear elevation, a picture rail, a radiator, a feature fireplace, and wood-effect flooring.

Kitchen/Diner

17'7" x 9'1" (5.36m x 2.79m)

The kitchen has a range of fitted base and wall units with a wood-effect worktop, a stainless steel sink with taps and drainer, space for various appliances, exposed flooring, a wall-mounted boiler, a radiator, partially tiled walls, two single-glazed windows to the side and rear elevation, and a single door providing access to the garden.

BASEMENT LEVEL

Cellar

17'10" x 15'8" (max) (5.44m x 4.78m (max))

The cellar has lighting.

FIRST FLOOR

Landing

20'0" x 5'2" (max) (6.12m x 1.59m (max))

The landing has carpeted flooring, a panelled feature wall, a fitted cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

15'8" x 11'6" (max) (4.78m x 3.52m (max))

The first bedroom has two single-glazed windows to the front elevation, carpeted flooring, a radiator, ceiling tiles, and wall-mounted shelves.

Bedroom Two

12'5" x 9'11" (max) (3.80m x 3.04m (max))

The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, a radiator, ceiling tiles, and wall-mounted shelves.

Bedroom Three

9'11" x 9'1" (max) (3.04m x 2.79m (max))

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

Shower Suite

7'2" x 5'11" (max) (2.20m x 1.81m (max))

The shower suite has a low level flush W/C, a wash basin with fitted base cupboard, a shower enclosure with a mains-fed shower, a radiator, vinyl flooring, and a single-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a stone-brick boundary wall, with access to the rear of the property, and the availability for on-street parking.

Rear

To the rear of the property is an enclosed garden with a concrete seating area, an outdoor tap, a mature lawn, and a range of plants and shrubs.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available with good coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / low risk of flooding from rivers and the sea

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.

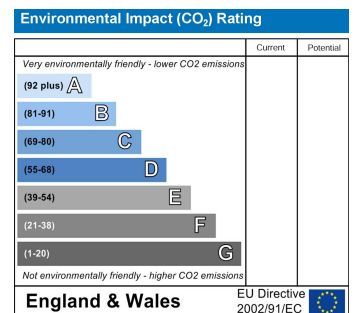
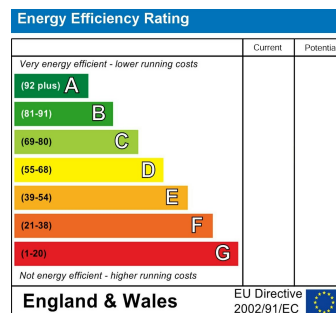
The vendor has advised the following:

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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01156712555

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

www.holdencopley.co.uk