

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6DD

Guide Price £325,000 - £350,000

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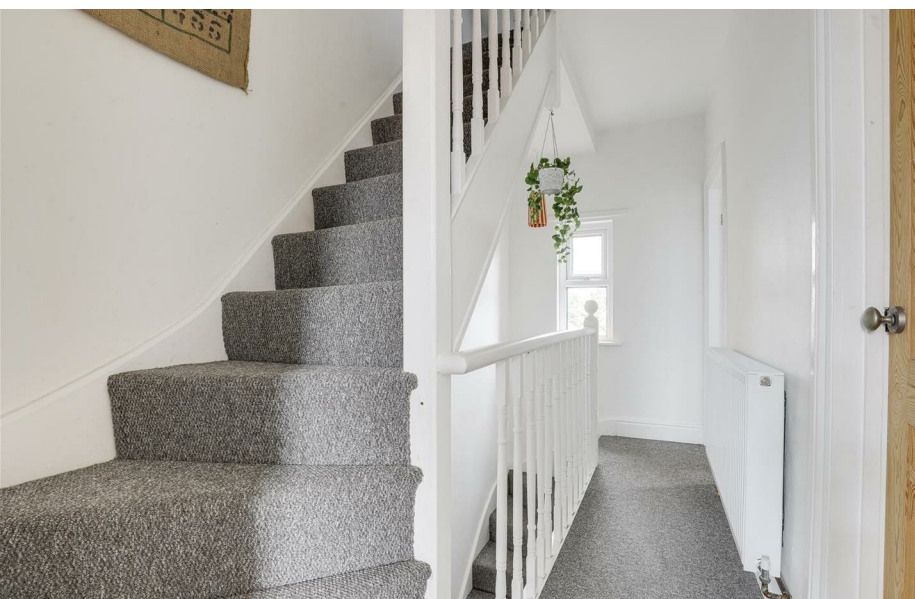
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NO UPWARD CHAIN...

Welcome to this end-terraced house, perfectly situated in a highly sought-after location. This delightful property is ideal for couples or a growing family, offering convenient access to excellent schools, a short walk to the centre of West Bridgford with cafes, shops, bars, eateries, and a variety of other local amenities. The home boasts excellent transport links via the A52 and is just a short distance from the beautiful Holme Pierrepont Country Park. Being sold with no upward chain, this three-storey house is ready for its new owners. Upon entering, you'll find an inviting entrance hall leading to a spacious living room featuring a bay window that floods the space with natural light. The open-plan design seamlessly connects the living room to the dining room, creating a perfect space for entertaining. The fitted kitchen provides access to the rear garden, making it easy to enjoy outdoor dining and relaxation. The first floor comprises the main bedroom, an office ideal for remote working, and a brand new modern three-piece bathroom suite. The second floor offers two additional bedrooms, providing ample space for a growing family or guests. Outside, the property features a small yard with a brick wall surround at the front. The enclosed rear garden features an outbuilding, a decked patio area, a well-maintained lawn, a gravelled area, and an additional patio seating area. The garden is fully fenced for privacy and offers gated access.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Office
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a recessed door mat, a decorative arch to the ceiling, a radiator, and a single door providing access into the accommodation.

Living Room

14'4" into bay x 11'1" (4.37m into bay x 3.40m)

The living room has a UPVC double glazed bay window to the front elevation, an in-built base cupboard, a radiator, a TV point, a feature fireplace with a wooden surround and slate hearth, coving to the ceiling, wood flooring, and open access into the dining room.

Dining Room

11'11" x 11'1" (3.65m x 3.40m)

The dining room has a UPVC double glazed window to the rear elevation, two in-built cupboards, a radiator, a TV point, coving to the ceiling, and wood flooring.

Kitchen

11'3" x 7'4" (3.43m x 2.26m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a range cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, a wall-mounted boiler, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom One

14'5" x 11'11" (4.41m x 3.65m)

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

Office

8'8" x 4'11" (2.66m x 1.52m)

The office has an in-built cupboard, and carpeted flooring.

Bathroom

8'8" x 6'8" (2.66m x 2.04m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, partially waterproof boarding, and wood-effect flooring.

SECOND FLOOR

Upper Landing

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

Bedroom Two

14'5" x 12'0" (4.40m x 3.66m)

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

Bedroom Three

10'0" x 8'8" (3.05m x 2.66m)

The third bedroom has a Velux window, a radiator, access into the loft, and wood flooring.

OUTSIDE

Front

To the front of the property is a small yard with a brick wall surround.

Rear

To the rear of the property is an enclosed rear garden, with an outbuilding, decked patio area, a lawn, a gravelled area, a further patio seating area, fence panelled boundary, 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, 4G & 5G - Some coverage of 3G

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 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.

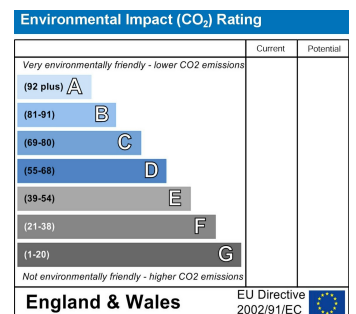
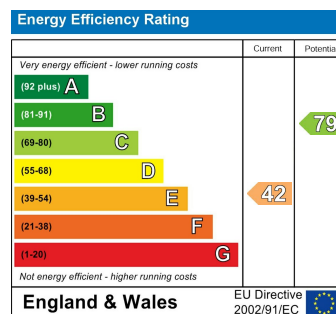
The vendor has advised the following:

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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