

HoldenCopley

PREPARE TO BE MOVED

Millicent Road, West Bridgford, Nottinghamshire NG2 7LD

Guide Price £600,000 - £650,000

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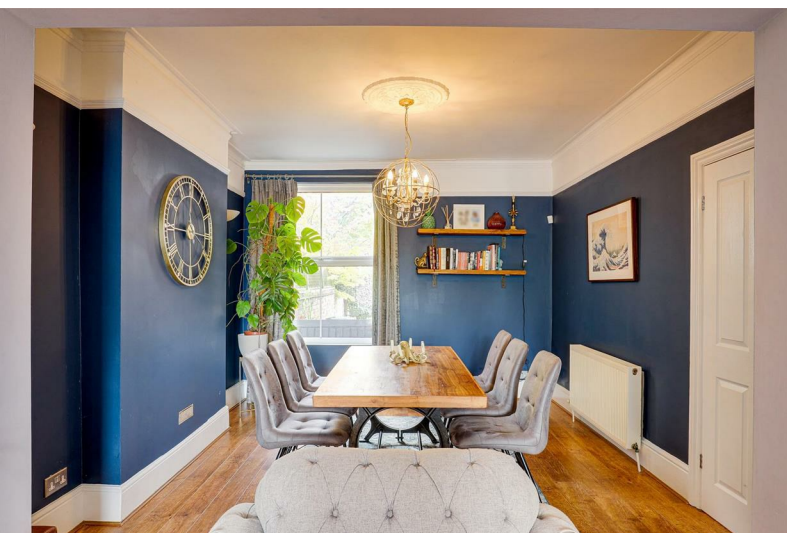


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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented four-bedroom semi-detached house is the perfect forever home for families, located in the highly sought-after area of West Bridgford. Just a short walk from Central Avenue, this home offers easy access to a range of excellent amenities, the City Centre, universities, and the River Trent and Victoria Embankment. The property is also within the catchment area for outstanding schools like The West Bridgford School. Inside, the ground floor features a welcoming entrance hall leading to an inviting living room with a large bay window fitted with shutters and a traditional fireplace. The living room opens up to a spacious dining area, creating a bright, open space for family gatherings. The modern kitchen boasts a feature breakfast bar island and integrated appliances, offering a perfect space for all your culinary needs, along with open access to a sunroom. The upper level hosts two generously sized double bedrooms and a stylish four-piece bathroom suite, while the top level adds two additional double bedrooms, ideal for a growing family. Outside, the front of the property offers a driveway with off-road parking, while the rear features an enclosed garden complete with a patio seating area, a lawn, a brick-built outhouse, a decked seating area, and a variety of plants and shrubs—perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Breakfast Room
- Stylish Bathroom
- Driveway
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance hall has laminate wood-effect flooring, a carpeted stair runner, a radiator, ceiling coving, a stained glass sash window to the side elevation and a single door providing access into the accommodation.

Living Room

16'2" into bay x 11'8" (4.94m into bay x 3.57m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a picture rail, a ceiling rose, a traditional open fireplace with a decorative surround, open-plan access to the dining room and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Dining Room

12'9" x 11'8" (3.91m x 3.57m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, a picture rail, a ceiling rose and a UPVC double-glazed window to the rear elevation.

Kitchen

12'10" x 10'11" (3.93m x 3.35m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, dishwasher & fridge freezer, space and plumbing for a washing machine, partially tiled walls, tiled flooring, recessed spotlight, open-plan access to the breakfast bar and a UPVC double-glazed window to the side elevation.

Breakfast Room

11'11" x 7'4" (3.65m x 2.26m)

The breakfast bar has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and a single door providing access into the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

Master Bedroom

16'4" max x 13'2" max (4.98m max x 4.03m max)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a traditional open fireplace, fitted floor-to-ceiling wardrobes and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'11" x 11'8" (3.96m x 3.58m)

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

Bathroom

12'10" x 10'10" (3.92m x 3.32m)

The bathroom has a low level dual flush W/C, a double vanity storage unit with two wash basins, a freestanding double-ended bath with central taps, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights, ceiling coving and two UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, access to the loft, access to the second floor accommodation, a Velux window and a UPVC double-glazed window to the side elevation.

Bedroom Three

12'11" x 11'3" (3.70m x 3.45m)

The third bedroom has carpeted flooring, a radiator, a traditional fireplace and a Velux window.

Bedroom Four

13'2" max x 12'11" max (4.03m max x 3.69m max)

The fourth bedroom has carpeted flooring, a radiator, a traditional fireplace, a Velux window and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting, a gravel area and a brick-wall boundary with hedge borders.

Rear

To the rear of the property is an enclosed garden with a concrete patio area, a lawn, a brick-built outhouse, a decked seating area, courtesy lighting, gravel areas, plants and shrubs and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 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.

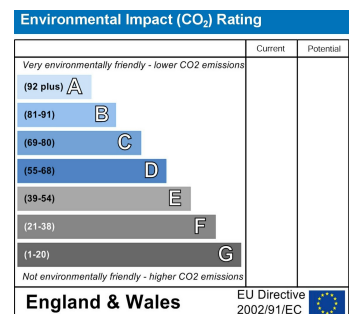
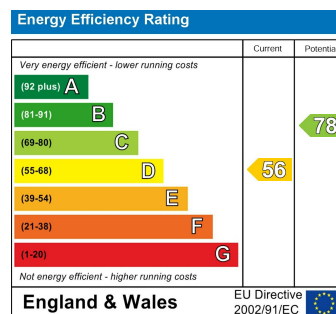
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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