

# HoldenCopley

PREPARE TO BE MOVED

Victoria Embankment, Nottingham, Nottinghamshire NG2 2JY

---

Guide Price £695,000 - £720,000

Victoria Embankment, Nottingham, Nottinghamshire NG2 2JY



GUIDE PRICE £695,000 - £720,000

NO UPWARD CHAIN...

Nestled in the highly sought-after Victoria Embankment area, this detached property offers an enviable location with picturesque walks along the River Trent right on your doorstep. The home is perfectly situated between the vibrant West Bridgford town Centre and Nottingham City Centre, providing excellent access to a range of local amenities including shops, restaurants, and convenient transport links. This home spans across three floors, providing ample living space for a growing family. Upon entering the property, you are greeted by an entrance hall, leading to a ground floor W/C for added convenience. The living room, located at the front of the house, boasts a charming square bay window that overlooks the front garden and a log burner that adds warmth and character to the room. The spacious dining room is a perfect retreat, with double French doors that open onto the rear garden. The modern fitted kitchen offers plenty of workspace and storage. On the first floor, you will find four bedrooms. A well-appointed four-piece bathroom suite serves the floor. Moving up to the second floor, the property reveals its Master suite. This spacious bedroom offers a private sanctuary, complete with its own en-suite and a dressing room. The exterior of the property is equally impressive. The front garden features a well-maintained patio area. Adjacent to the patio is a lawn, and mature shrubs, bushes, and flowering plants frame the space. Mature trees and greenery provide natural boundaries. The rear garden is designed for low maintenance with a spacious patio area, a gravelled section adds contrast and texture to the outdoor space. The garden also benefits from a planted border with established trees, shrubs, and bushes. Additionally, there is convenient access to a detached garage equipped with courtesy lighting.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- En-Suite To The Master Bedroom & A Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'10" x 11'8" (max) (4.84m x 3.56m (max))

The entrance hall has wood flooring, carpeted stairs, an in-built cupboard, coving to the ceiling, a picture rail, recessed spotlights, a radiator, and a door with a stained glass window providing access into the accommodation.

### W/C

5'0" x 2'10" (1.53m x 0.87m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a chrome heated towel rail, recessed spotlights, and tiled flooring.

### Living Room

14'5" x 14'6" (4.40m x 4.44m)

The living room has a UPVC double glazed square bay window to the front elevation, and a UPVC double glazed window to the side elevation, a picture rail, two radiators, a recessed chimney breast alcove with a log burner and tiled hearth, and wood flooring.

### Dining Room

11'3" x 12'11" (3.43m x 3.95m)

The dining room has UPVC double glazed windows to the rear and side elevation, coving to the ceiling, a serving hatch, wood flooring, and double French doors opening out to the rear garden.

### Kitchen

12'10" x 14'6" (max) (3.92m x 4.42m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, a range cooker, extractor fan, an integrated dishwasher, recessed spotlights, a radiator, underfloor heating, tiled flooring, a UPVC double glazed obscure window to the side elevation, a UPVC double glazed window to the rear elevation, and a door providing access to the rear garden.

## FIRST FLOOR

### Landing

11'5" x 7'3" (3.50m x 2.23m)

The landing has a picture rail, a radiator, carpeted flooring, and access to the first floor accommodation.

### Bedroom Two

12'2" x 11'3" (3.71m x 3.43m)

The second bedroom has two UPVC double glazed window to the rear and side elevation, a picture rail, a feature open fireplace with a solid wooden mantel-piece and slate tiled hearth, and wood flooring.

### Bedroom Three

10'4" x 14'7" (3.15m x 4.45m)

The third bedroom has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, a picture rail, a radiator, and carpeted flooring.

### Bedroom Four

8'7" x 11'3" (2.64m x 3.44m)

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

### Bedroom Five

8'10" x 7'8" (2.71m x 2.35m)

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

### Bathroom

12'7" x 6'4" (3.86m x 1.95m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with a handheld shower fixture, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, two chrome heated towel rails, recessed spotlights, partially tiled walls, and wood flooring.

## SECOND FLOOR

### Master Bedroom

13'5" x 18'5" (4.11m x 5.62m)

The main bedroom has four Velux windows, two radiators, eaves storage, recessed spotlights, wood flooring, and access into the en-suite and dressing room.

### Dressing Room

6'11" x 7'2" (2.11m x 2.20m)

The dressing room has a UPVC double glazed obscure window to the side elevation, eaves storage, and wood flooring.

### En-Suite

7'1" x 6'10" (2.17m x 2.09m)

The en-suite has a Velux window, a low level flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a wall-mounted rainfall and hand held shower fixture, eaves storage, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

## Front

To the front of the property, you will find a well-maintained patio area that offers a perfect space for outdoor seating or relaxation. Adjacent to the patio is a lawn that enhances the property's curb appeal. Surrounding the lawn are carefully planted borders, featuring a variety of established shrubs, bushes, and flowering plants, adding both colour and texture to the landscape and has lightning along the path and on the patios. The boundaries of the property are defined by mature trees and greenery, creating a sense of privacy and a natural, serene environment.

## Rear

To the rear of the property, you'll find a low-maintenance garden that offers a blend of practicality and charm. There is a spacious patio area, alongside a gravelled section. A neatly planted border showcases established trees, shrubs, and bushes. The garden also features convenient access to a detached garage, which comes equipped with courtesy lighting, and there is 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 100Mbps

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

Sewage – Mains Supply

Flood Risk – Never Flooded

Flood Defences – No, but Flood defences on the embankment

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

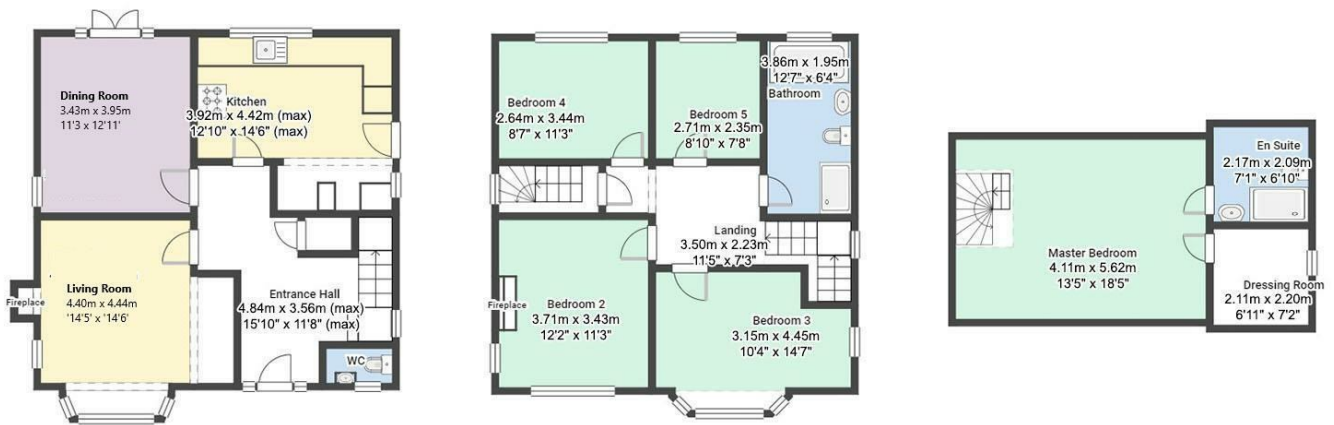
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Victoria Embankment, Nottingham, Nottinghamshire NG2 2JY

**HoldenCopley**  
PREPARE TO BE MOVED



**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.  
© HoldenCopley

## 01156712555

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

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.