

# HoldenCopley

PREPARE TO BE MOVED

Highfield Grove, West Bridgford, Nottinghamshire NG2 6DW

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**Offers Over £280,000 - £325,000**



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LOCATION, LOCATION, LOCATION...

OVERS OVER: £280,000

Situated in the highly sought-after area of West Bridgford, this well-maintained three-bedroom mid-terraced home is perfect for a range of buyers, offering a blend of convenience and modern comfort. Located just a short distance from an array of local amenities, the picturesque River Trent, the City Ground, and Nottingham City Centre, it also benefits from excellent school catchments and superb commuting links. Internally, the property is ready to move straight into, featuring a spacious and inviting layout. The ground floor boasts two reception rooms, ideal for both relaxation and entertaining, alongside a well-appointed fitted kitchen. To the first floor, three bedrooms are serviced by a modern bathroom suite, with the added advantage of access to a boarded loft space for extra storage. Externally, the property offers on-street parking to the front, while the rear features a private enclosed courtyard designed for low maintenance, complete with a bike store and a metal shed.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Bike Storage & Metal Shed Included
- Recently Replaced Double-Glazed Windows To The Rear
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Dining Room

12'0" x 11'5" (3.66m x 3.48m)

The dining room has a double-glazed window to the front elevation, original wooden flooring, a radiator, fitted cupboards, a decorative mantelpiece with a tiled inset, and a single door providing access into the accommodation.

Living Room

12'0" x 15'7" (3.67m x 4.77m)

The living room has a double-glazed window to the rear elevation, carpeted flooring, a TV point, a recessed chimney breast alcove, coving to the ceiling, and an open arch into the kitchen.

Kitchen

8'11" x 7'0" (2.74m x 2.15m)

The kitchen has a range of fitted base and wall units with rolled-edge laminate worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled flooring, tiled splashback, a wall-mounted Worcester boiler, a double-glazed window to the rear elevation, and a single door providing access into the accommodation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a picture rail, a radiator, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft via a drop-down ladder.

Bedroom One

12'0" x 11'5" (3.66m x 3.49m)

The first bedroom has a double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Two

8'11" x 7'6" (2.74m x 2.30m)

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

Bedroom Three

8'11" x 6'11" (2.74m x 2.12m)

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

Bathroom

7'10" x 4'6" (2.41m x 1.38m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, an in-built cupboard, wood-effect vinyl flooring, partially tiled walls, a radiator with a chrome towel rail, and a picture rail.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

At the rear of the property, you'll find a private, enclosed, low-maintenance courtyard featuring a block-paved patio, a metal shed, a wooden bike store, courtesy lighting, and fence paneling complemented by hedge boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

Phone Signal – Good 4G / 5G 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+

Flood Risk Area - Low risk for rivers & sea / very low on surface water

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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.

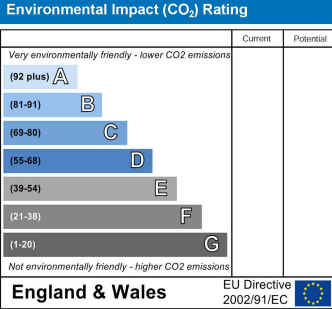
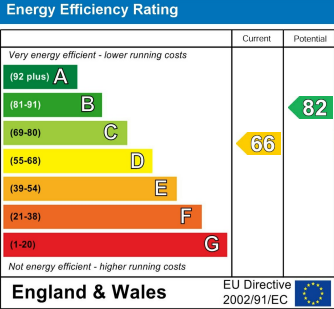
The vendor has advised the following:

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 licence 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.

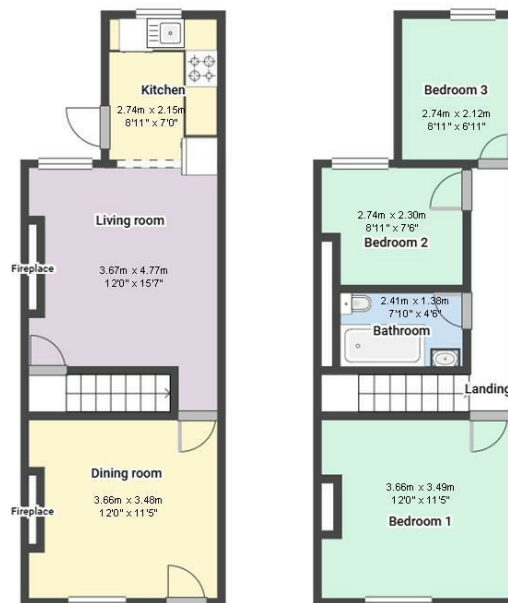
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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