

HoldenCopley

PREPARE TO BE MOVED

Richmond Road, West Bridgford, Nottinghamshire NG2 5GD

Guide Price £400,000

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GUIDE PRICE £400,000-£425,000

This exquisite three-bedroom mid-terraced house is nestled in the heart of the highly sought-after location of West Bridgford. From the moment you step into the property, you are greeted by an inviting entrance hall that sets the tone for the tasteful and well-presented interior throughout. The ground floor boasts a seamless flow of space, featuring a spacious living room that effortlessly opens up to a dining room, creating an ideal setting for both relaxation and entertaining. The fitted kitchen on the ground floor is not only practical but also a culinary delight, offering easy access to a cellar for additional storage. Moving to the first floor, you will discover two beautifully appointed bedrooms, complemented by a stylish three-piece bathroom suite that adds a touch of luxury to daily living. The master bedroom on this level enjoys the added convenience of an en-suite, providing a private sanctuary within the home. Ascending to the second floor, the property reveals a further bedroom that offers a tranquil retreat with ample space and natural light. Outside, the property benefits from permitted parking, ensuring convenience for residents and their guests. The private enclosed low-maintenance garden at the rear provides an ideal outdoor sanctuary for both relaxation and open-air dining, while also basking in the warmth of the sun during the spring and summer months. This property seamlessly combines the charm of a sought-after location with modern living, presenting an opportunity to own a home that exudes style and comfort. Situated in one of Nottingham's most sought after residential locations, within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway.

MUST BE VIEWED





- Mid Terrace Three Bedroom House
- Three Stories & Cellar
- Open Plan Ground Floor
- Living Room With Feature Log Burner & Separate Dining Room
- Spacious Modern Fitted Kitchen
- Three Piece Bathroom Suite & En-Suite
- Permit Street Parking
- Low-Maintenance South Facing Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'0" x 2'9" (3.98m x 0.84m)
The entrance hall has wooden herringbone flooring, carpeted stairs, a radiator, a period arch to the ceiling, coving to the ceiling, an overhead window to the front elevation, and a single door providing access into the accommodation.

Living Room

10'9" x 10'8" (3.28m x 3.26m)
The living room has wooden herringbone flooring, a recessed chimney breast alcove with a feature log burner, a TV point, a radiator, cornice to the ceiling, two double-glazed sash windows to the front elevation with bespoke fitted shutters, and open access to the dining room.

Dining Room

10'8" x 11'3" (3.26m x 3.43m)
The dining room has wooden herringbone flooring, a radiator, a double-glazed sash window to the rear elevation, and open access to the kitchen.

Kitchen

7'11" x 12'2" (2.42m x 3.72m)
The kitchen has a range of fitted handleless gloss base and wall units with wood-effect rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven and gas hob with a splashback, a radiator, access to the cellar, tiled flooring, two double-glazed sash windows to the side and rear elevations, and a single door providing access to the rear garden.

BASEMENT LEVEL

Cellar Entrance

13'11" x 2'5" (4.25m x 0.74m)
The cellar entrance has wood-effect flooring, carpeted stairs, recessed spotlights and provides access to the basement level.

Cellar Room One

10'4" x 10'9" (3.16m x 3.30m)
The first cellar room has wood-effect flooring, a recessed chimney breast alcove, recessed spotlights and provides ample storage space.

Cellar Three

4'11" x 6'11" (1.52m x 2.11m)
The cellar has wood-effect flooring, a fitted base unit with a stainless steel sink and mixer tap, space and plumbing for a washing machine and tumble dryer, recessed spotlights, an extractor fan, and provides ample storage space.

Cellar Four

4'7" x 10'4" (1.40m x 3.17m)
The cellar has wood-effect flooring, recessed spotlights and provides ample storage space.

FIRST FLOOR

Landing

3'0" x 14'2" (0.92m x 4.33m)
The landing has carpeted flooring, an in-built storage cupboard, a radiator, and provides access to the first floor accommodation.

Master Bedroom

10'9" x 13'11" (3.30m x 4.25m)
The master bedroom has carpeted flooring, a fitted sliding door wardrobe, two radiators, access to the en-suite, and two

En-Suite

7'7" x 3'6" (2.33m x 1.09m)
The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled splashback, tiled flooring, an extractor fan, and recessed spotlights.

Bedroom Two

9'5" x 8'1" (2.88m x 2.48m)
The second bedroom has carpeted flooring, a radiator, and a double-glazed sash window to the rear elevation.

Bathroom

7'1" x 7'7" (2.18m x 2.33m)
The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with drawer units with a stainless steel mixer tap, a double-ended freestanding bath with central taps and a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a double-glazed sash windows to the rear elevation.

SECOND FLOOR

Bedroom Three

13'7" x 9'10" (4.15m x 3.00m)
The third bedroom has carpeted flooring, a radiator, recessed spotlights, eaves storage, and two Velux windows to the front and rear elevations.

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden and access to permit parking.

Rear

To the rear of the property is a private enclosed low-maintenance garden with a paved patio seating area, a shed, courtesy lighting, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – Some 5G and all 4G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

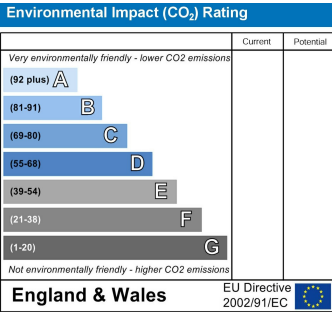
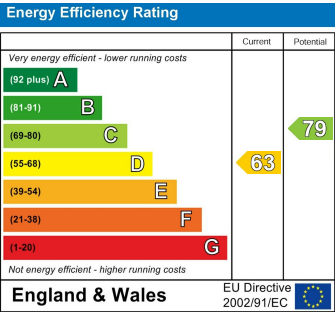
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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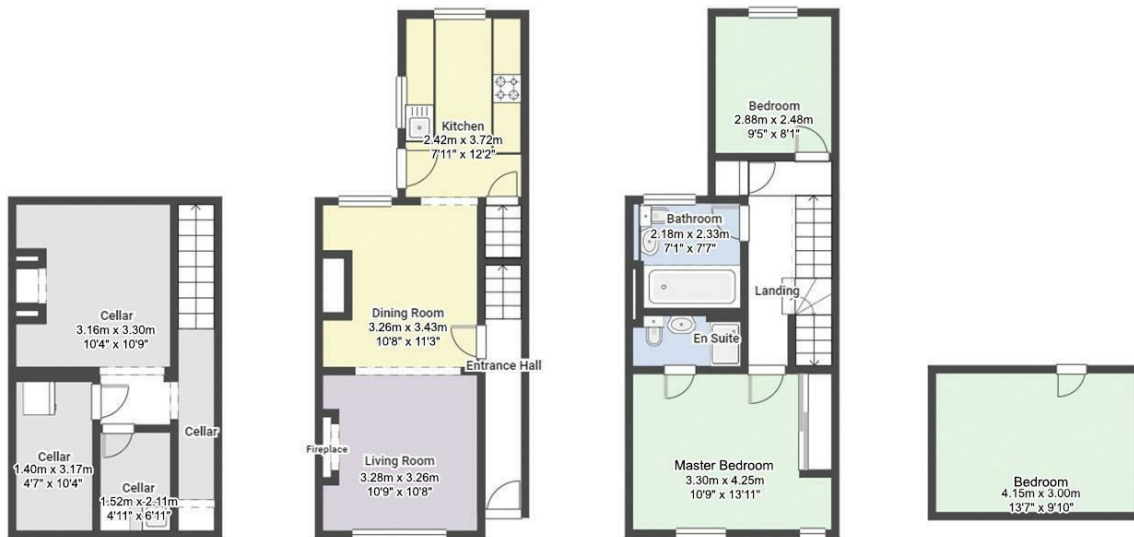
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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