# Holden Copley PREPARE TO BE MOVED

Wilfrid Grove, West Bridgford, Nottinghamshire NG2 7AT

£325,000

Wilfrid Grove, West Bridgford, Nottinghamshire NG2 7AT





# BEAUTIFULLY PRESENTED THROUGHOUT...

This three-bedroom mid-terraced house is well presented throughout and offers deceptively spacious accommodation, making it an ideal purchase for any family buyer looking for a home they can move straight into. The property is tucked away in a quiet cul-de-sac within the highly sought-after West Bridgford location, just a stone's throw from excellent schools, local amenities, and great transport links. Internally, the house has been modernised in recent years, including a complete re-wiring just two years ago, LED spotlights fitted throughout, and a new boiler with a Nest heating system. To the ground floor, the property benefits from a porch and entrance hall, a convenient WC, a spacious living room, and a modern fitted kitchen diner with sleek units and integrated appliances, which flows seamlessly into the conservatory. The first floor hosts three double bedrooms serviced by a three-piece bathroom suite. Outside, the property enjoys low-maintenance gardens to the front and rear, creating the perfect space for family living.

MUST BE VIEWED













- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Conservatory
- Ground Floor WC
- Three-Piece Bathroom Suite
- Low Maintenance Gardens
- Cul-De-Sac in Sought-After Location
- Must Be Viewed









#### **GROUND FLOOR**

#### Porch

 $2^{6}$ " ×  $7^{4}$ " (0.78m × 2.25m)

The porch has warm-brushed oak Karndean flooring, a fitted shelf with meter cupboards, UPVC double-glazed obscure windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

#### Hall

 $15^{\circ}1'' \times 5^{\circ}11'' (4.60m \times 1.82m)$ 

The inner hall has warm-brushed oak Karndean flooring, a radiator, recessed spotlights, and a single UPVC door via the porch.

#### WC

 $2^{6}$ "  $\times 4^{5}$ " (0.77m  $\times 1.36$ m)

This space has a concealed dual flush WC, a wash basin with a fitted cupboard, warm-brushed oak Karndean flooring, fully tiled walls, a wall-mounted mirror, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

# Living Room

 $II^4 \times I4^9 (3.46 \text{m} \times 4.50 \text{m})$ 

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and recessed spotlights.

## Kitchen

 $17^{8}$ " ×  $11^{3}$ " (5.39m × 3.45m)

The kitchen has a range of fitted handleless gloss base and wall units with laminate worktops, under-cabinet lighting, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, an integrated washing machine, tiled splashback, warm-brushed oak Karndean flooring, a vertical radiator, a TV point, recessed spotlights, space for a dining table, a UPVC double-glazed window to the rear elevation, and a sliding patio door leading into the conservatory.

## Conservatory

 $15^{\circ}1'' \times 7^{\circ}10''$  (4.6lm × 2.4lm)

The conservatory has warm-brushed oak Karndean flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

#### FIRST FLOOR

# Landing

 $5^{*}7" \times II^{*}0" (I.7lm \times 3.37m)$ 

The landing has carpeted flooring, recessed spotlights, an in-built cupboard, and provides access to the first floor accommodation.

## Bedroom One

 $II^{7}$ " ×  $II^{6}$ " (3.55m × 3.52m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, and recessed spotlights.

#### Bedroom Two

 $II^{7}$ " ×  $I5^{1}$ " (3.55m × 4.60m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, recessed spotlights, and a radiator.

#### Bedroom Three

 $9^4$ " ×  $8^3$ " (2.86m × 2.52m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, recessed spotlights, and a radiator.

#### Bathroom

 $5^{+}5" \times 7^{+}5"$  (I.67m × 2.28m)

The bathroom has a concealed dual flush WC, a sunken wash basin with fitted storage, a tiled bath with an overhead rainfall shower and a handheld shower head, a shower curtain pole, a heated towel rail, warm-brushed oak Karndean flooring, fully tiled walls, a wall-mounted mirror, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

#### **OUTSIDE**

#### Front

To the front of the property is a gravelled garden with a patio pathway and external lighting.

#### Rear

To the rear of the property is a private enclosed low maintenance garden with patio areas, blue slate chippings, an external power socket, and fence panelled boundaries

#### ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, CityFibre, Virgin Media Broadband Speed - Ultrafast available - I800 Mbps (download) I000 Mbps (upload)

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 - Very low risk

 ${\sf Non-Standard\ Construction-No}$ 

Any Legal Restrictions – No

Other Material Issues – No

#### DISCLAIMER

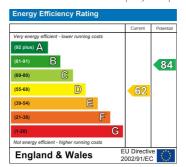
Council Tax Band Rating - Rushcliffe Borough Council - Band B This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to

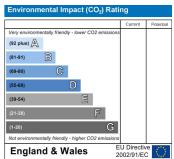
The vendor has advised the following: Property Tenure is Freehold

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 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.

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.









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

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.