

HoldenCopley

PREPARE TO BE MOVED

Eltham Road, West Bridgford, Nottinghamshire NG2 5JN

Guide Price £400,000 - £425,000

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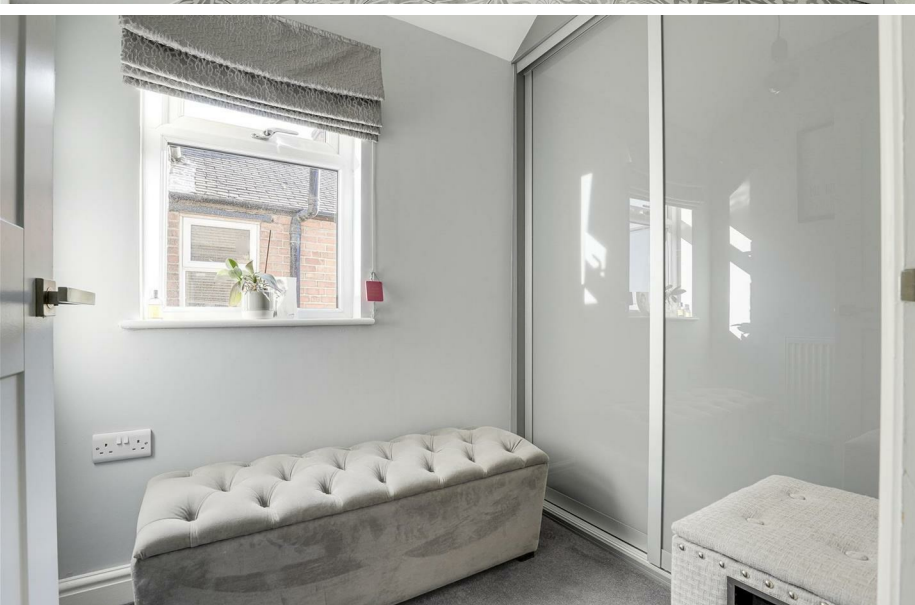
GUIDE PRICE £400,000 - £425,000

SOUGHT AFTER LOCATION...

This charming Edwardian mid-terraced house is a true credit to its current owner and would make an ideal family home. Exceptionally well-presented, it is conveniently located within a short walk of Central Avenue, sits within excellent school catchment areas, and benefits from superb transport links to Nottingham City Centre and the surrounding region. Spanning three floors, the property offers a welcoming entrance hall leading into a bright and inviting living room, which features a square bay window at the front. From the entrance hall, you also access a spacious, modern fitted kitchen diner, complete with French doors opening onto the rear garden, as well as a utility room and a convenient ground floor W/C. On the first floor, there are two bedrooms, an office/dressing room and a stylish three-piece bathroom suite. The second floor is dedicated to the master bedroom, which enjoys the luxury of an en-suite. Externally, the property boasts a walled, gravelled front garden with a storm porch, adding both charm and privacy. The rear garden is a particular highlight: a private, south-facing space that is fully enclosed and beautifully landscaped. It features courtesy lighting, an artificial lawn, patio seating areas, raised planters, and a combination of fence panels and hedging along the boundaries.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms & A Office/Dressing Room
- Living Room
- Spacious Fitted Kitchen Diner & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance hall

10'9" x 3'0" (3.28m x 0.93m)

The entrance hall has ceramic tiled flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Room

10'11" x 12'11" (3.33m x 3.96m)

The living room has a UPVC double glazed square bay window to the front elevation with fitted shutters, fitted base units, a radiator, a TV point, a recessed chimney breast alcove with a tiled hearth, coving to the ceiling, and carpeted flooring.

Kitchen/Diner

11'4" x 35'10" max (3.47m x 10.93m max)

The kitchen has a range of base and wall units, worktops, an under-mounted sink and half with a mixer tap, integrated double oven, gas hob, an extractor fan, integrated dish washer, integrated fridge freezer, space for a dining table, recessed spotlights, two radiators, a TV point, an in-built cupboard, ceramic tiled flooring, a sky light, two UPVC double glazed windows to the rear elevation, French doors opening to the rear garden, and access into the utility room.

Utility Room

3'4" x 4'4" (1.04m x 1.33m)

The utility room has fitted wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, recessed spotlights, and tiled flooring.

W/C

3'2" x 6'1" (0.97m x 1.86m)

This space has a low level flush W/C, a wall-mounted wash basin, an extractor fan, and ceramic tiled flooring.

FIRST FLOOR

Landing

5'3" x 23'11" (1.61m x 7.31m)

The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom Two

7'10" x 11'3" (2.39m x 3.45m)

The second bedroom has two UPVC double glazed windows to the front elevation with fitted shutters, a fitted wardrobe with sliding doors, a radiator, and carpeted flooring.

Bedroom Three

8'5" x 12'3" (2.58m x 3.74m)

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

Office/Dressing Room

5'0" x 5'9" (1.53m x 1.76m)

The office/dressing has a UPVC double glazed window to the side elevation, a fitted wardrobe with sliding doors, a radiator, and carpeted flooring.

Bathroom

5'5" x 8'7" (1.66m x 2.63m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a counter-top wash basin, a freestanding bath with a floor-mounted mixer tap and handheld shower fixture, recessed spotlights, a heated towel rail, and tiled flooring.

SECOND FLOOR

Bedroom One

16'2" x 13'2" max (4.94m x 4.03m max)

The first bedroom has a UPVC double glazed window to the rear elevation, two Velux windows, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

3'8" x 7'5" (1.13m x 2.28m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall shower fixture, a chrome heated towel rail, recessed spotlights, an extractors fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a walled, gravelled garden, and a storm porch.

Rear

To the rear of the property there is a private south-facing enclosed landscaped garden with courtesy lighting, an artificial lawn, patio seating areas, raised planters, and a fence panelled and hedged boundary.

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 1800Mbps and Upload Speed 220Mbps

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

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 B

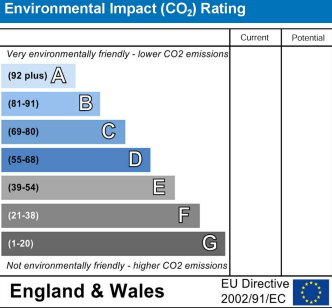
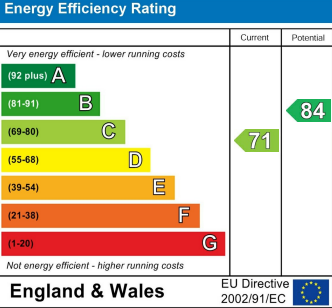
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The vendor has advised the following:
Property Tenure is Freehold

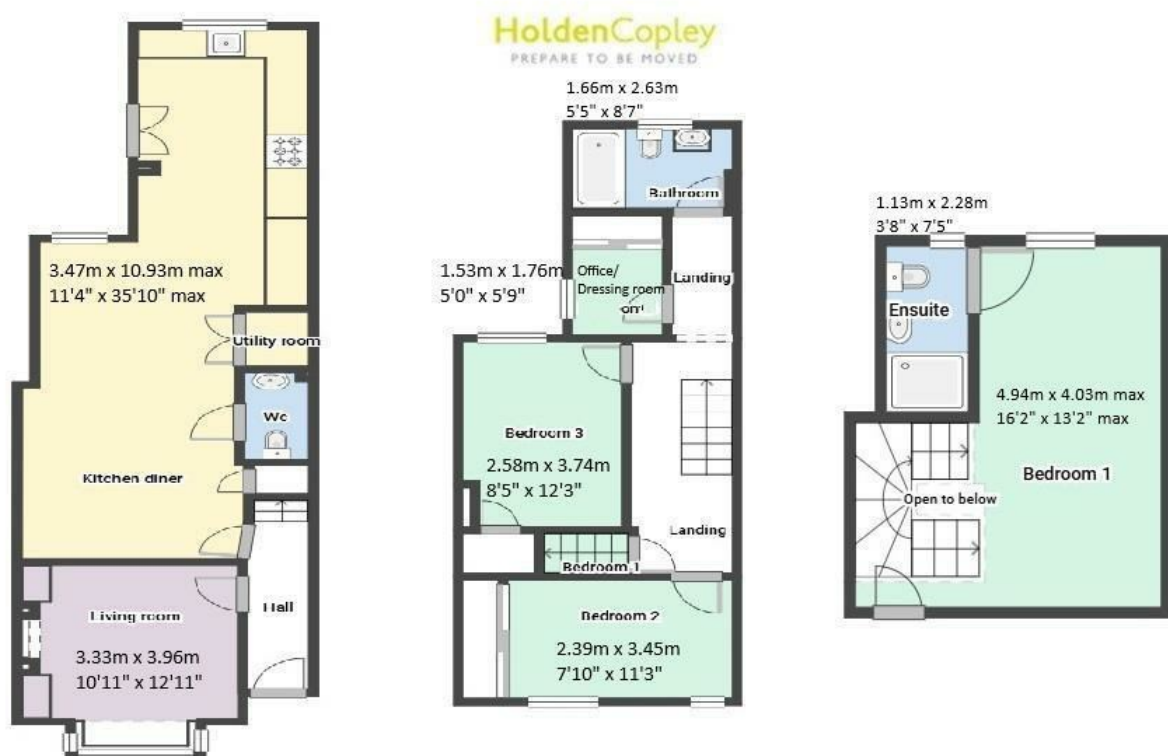
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

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

www.holdencopley.co.uk

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