

HoldenCopley

PREPARE TO BE MOVED

Charnwood Grove, West Bridgford, Nottinghamshire NG2 7NT

Guide Price £325,000

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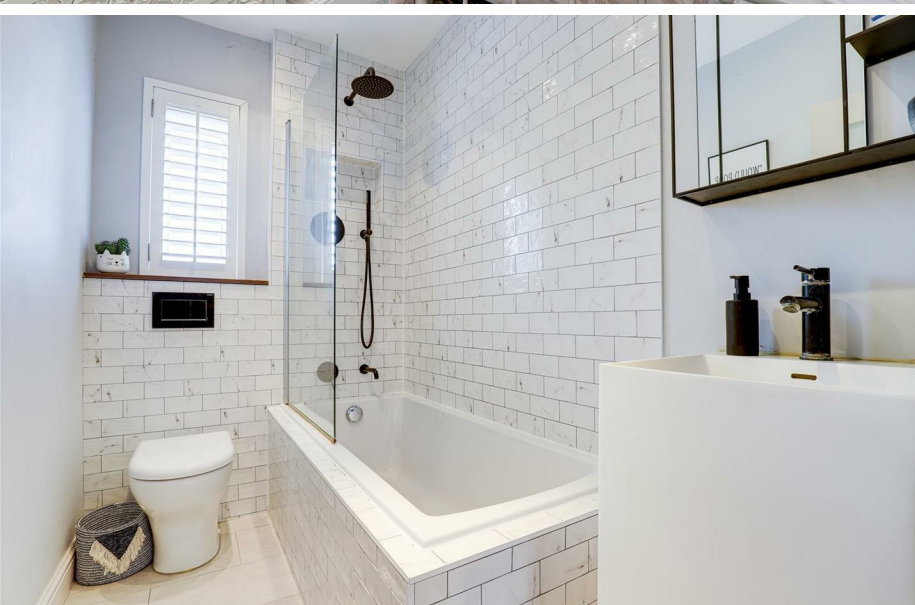
GUIDE PRICE - £325,000 - £350,000

SOUGHT-AFTER LOCATION...

This beautifully presented three-bedroom mid-terraced house, filled with traditional features, is located in the sought-after area of West Bridgford. Just moments from a wide range of shops, eateries, and excellent transport links, the home also falls within the catchment of reputable schools, making it a prime location for families. The ground floor welcomes you with a charming living room that showcases a traditional fireplace as its focal point and is filled with natural light from a large bay window. Adjacent is the dining room, perfect for hosting meals. The dining area seamlessly flows into the modern kitchen, offering a practical yet stylish space for all your culinary needs. On the first floor, you'll find a generously sized double bedroom and a comfortable single bedroom, both served by a stylish family bathroom. The top floor is home to an additional double bedroom, complete with an en-suite bathroom. Externally, the property benefits from on-street parking and a front garden area with plants and shrubs. To the rear, there is a well-designed outdoor space featuring both a patio and a decked seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom & En-Suite
- On-Street Parking
- Enclosed Garden
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'3" x 11'10" (4.06m x 3.63m)

The living room has exposed wooden flooring, a radiator, ceiling coving, an in-built cupboard & shelves, a traditional open fireplace, a UPVC double-glazed bay window with fitted shutters to the front elevation and a single door providing access into the accommodation.

Dining Room

11'10" x 11'5" (3.63m x 3.49m)

The dining room has exposed wooden flooring, carpeted stairs, a vertical radiator, a recessed chimney breast alcove , open access to the kitchen and a full-height double-glazed window to the rear elevation.

Kitchen

16'10" x 6'2" (5.14m x 1.89m)

The kitchen has a range of fitted base units with worktops, an undermount sink with a swan neck mixer tap, an integrated dishwasher, space for a range cooker, an extractor fan, recessed spotlights, tiled flooring, a vertical radiator, two double-glazed windows to the side and rear elevations and a single door providing access to the rear garden.

FIRST FLOOR

Landing

5'10" x 2'8" (1.80m x 0.82m)

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

Master Bedroom

11'11" x 10'10" (3.64m x 3.31m)

The main bedroom has exposed wooden flooring, a radiator, a traditional open fireplace, a fitted wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'5" x 6'7" (3.48m x 2.03m)

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

Bathroom

4'10" x 11'3" (1.48m x 3.44m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower, a vertical radiator, partially tiled walls, tiled flooring and a UPVC double-glazed window with a fitted shutter to the rear elevation.

SECOND FLOOR

Bedroom Three

9'1" x 23'11" (2.77m x 7.30m)

The third bedroom has carpeted flooring, two radiator, recessed spotlights, access to the en-suite and two Velux windows.

En-Suite

2'6" x 8'5" (0.77m x 2.59m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, partially tiled walls, recessed spotlights and tiled flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking and a garden area with plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a pebble patio area, a decked seating area and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

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

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.

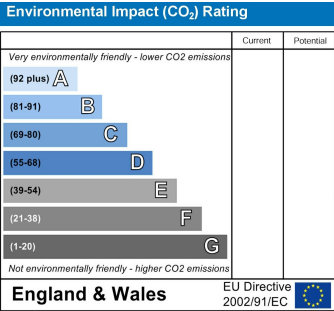
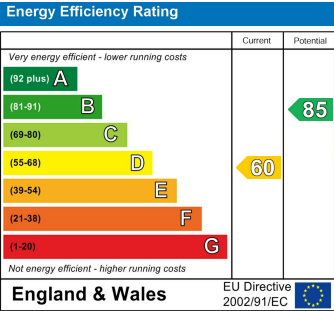
The vendor has advised the following:

Property Tenure is Freehold

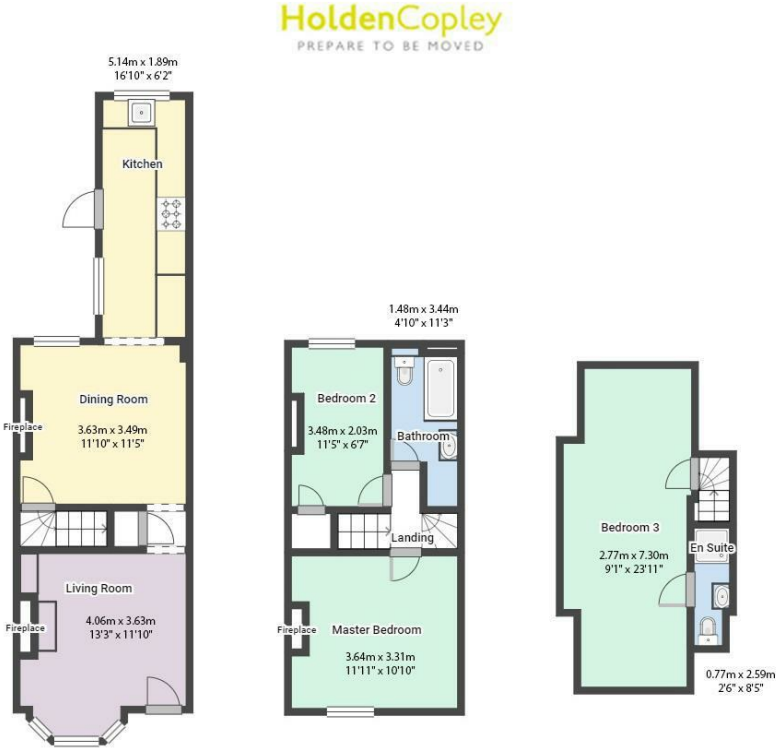
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.



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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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