

# HoldenCopley

PREPARE TO BE MOVED

Claypole Road, Radford, Nottinghamshire NG7 6AB

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£1,200 PCM



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## PERFECT FAMILY HOME...

This charming terrace house, boasting four bedrooms across three stories, is now available on the market. Ready for immediate occupancy, this home is a perfect fit for families seeking a convenient and popular location. Residents will enjoy easy access to a variety of shops, dining options, schools, and efficient transport links to the City Centre. From the welcoming entrance hall you will come by a spacious living room with a delightful bay-fronted window. An adjacent dining room provides a separate space for family meals and gatherings. The modern, well-equipped kitchen on this floor includes appliances, making meal preparation a breeze. The first floor of the house hosts two separate shower rooms and two generously-sized double bedrooms. The second floor provides two additional double bedrooms, making this home suitable for larger families or those in need of extra space. Outside the property, on-street parking is available to the front of the house for added convenience. At the rear, is a paved seating area.

MUST BE VIEWED!







- Mid-Terraced House
- Four Double Bedroom
- Two Reception Rooms
- Modern Kitchen
- Two Bathrooms
- Cellar
- On-Street Parking
- Courtyard
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Entrance

The entrance has wood-effect flooring, carpeted stairs, a radiator, a dado rail, ceiling coving and a single door providing access into the accommodation.

### Living Room

13'10" x 10'6" (4.22m x 3.22m)

The living room has wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'0" x 10'6" (3.68m x 3.22m)

The dining room has wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Kitchen

14'11" x 7'8" (4.57m x 2.35m)

The kitchen has a range of fitted base and wall units with worktops and splash backs, a sink with a drainer and mixer tap, appliances including an oven, gas hob, extractor fan, washing machine & fridge freezer, partially tiled walls, tiled flooring, a radiator, recessed spotlights, access to the cellar, two UPVC double-glazed windows to the rear and side elevations and a single door providing access to the courtyard.

## FIRST FLOOR

### Landing

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

### Master Bedroom

14'0" x 11'5" (4.27m x 3.49m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed window to the front elevation.

### Bedroom Two

12'2" x 8'0" (3.72m x 2.46m)

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

### Bathroom

8'6" x 4'7" (2.61m x 1.42m)

The bathroom has a low level dual flush W/C, a vanity storage units with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, tiled walls, ceiling coving, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

### Bathroom

7'1" x 6'2" (2.16m x 1.89m)

The bathroom has a low level dual flush W/C, a vanity storage units with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the rear elevation, access to the second floor accommodation and access to the loft.

### Bedroom Three

12'2" x 8'0" (3.72m x 2.46m)

The third bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

### Bedroom Four

14'0" x 11'5" (4.27m x 3.49m)

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

## BASEMENT

### Cellar

13'11" max x 14'1" max (4.25m max x 4.31m max)

The cellar has courtesy lighting and ample storage space.

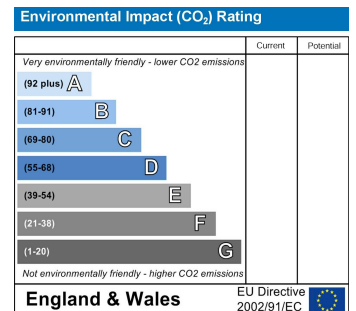
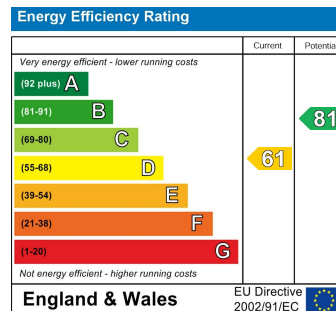
## OUTSIDE

### Front

To the front of the property is the availability for on street parking.

### Rear

To the rear is a enclosed courtyard with a patio area, shrubs and brick-wall boundary.





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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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