

HoldenCopley

PREPARE TO BE MOVED

Grainger Avenue, West Bridgford, Nottinghamshire NG2 7AS

£1,450 PCM

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LOCATION, LOCATION, LOCATION...

This semi-detached house is located on a quiet road in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting a range of excellent facilities and amenities together with the City Centre and Universities. There is also good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being in the catchment area of many schools such as The West Bridgford School and Jesse Gray Primary School. This extended property offers an abundance of space and would be suitable for any growing family. To the ground floor is a porch and an entrance hall open plan to a light and spacious living room, a further reception room, conservatory, a lovely kitchen / diner and a downstairs W/C. The first floor offers two double bedrooms and a single bedroom serviced by a modern shower room suite and access to a boarded loft for additional storage space. Outside to the front is a driveway providing ample off road parking and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED





- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Stylish Kitchen/Diner
- Conservatory
- Modern Bathroom & Ground Floor W/C
- Driveway Providing Off Road Parking
- Rear Low Maintenance Garden
- Sought After Location
- 360 Virtual Tour





GROUND FLOOR

Porch

The porch has a UPVC double glazed sliding patio door providing access into the accommodation

Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, an in-built under stair cupboard, radiator, a single UPVC obscure door and open plan to the living room

W/C

3'6" x 5'3" (1.09m x 1.61m)

This space has tiled flooring, low level flush W/C, a wall mounted wash basin with a mixer tap, a chrome heated towel rail, partially tiled walls, a wall mounted consumer unit and a UPVC double glazed obscure window

Living Room

24'3" x 12'1" (7.4 x 3.7)

The living room has wood effect flooring, TV point, coving to the ceiling, two radiators, a full length UPVC double glazed window to the side elevation, further double glazed windows to the rear elevation and double doors opening out to the conservatory

Kitchen / Diner

9'2" x 19'8" (2.8 x 6.0)

The kitchen has a range of fitted base and wall units with wooden worktops, a sink with mixer taps and drainer, an integrated oven, an integrated microwave, a five ring gas hob with an extractor fan and glass splash back, space and plumbing for a washing machine and a dishwasher, tiled flooring, partially tiled walls, coving to the ceiling, an in-built cupboard with space for a fridge freezer, a radiator and two UPVC double glazed windows to the side and rear elevation

Conservatory

11'9" x 7'6" (3.6 x 2.3)

The conservatory has a radiator, tiled flooring, a polycarbonate roof, a range of UPVC double glazed windows to the rear elevation, double French doors opening out to the rear garden, wall light fixtures and open plan to the kitchen / diner

Office

7'6" x 10'5" (2.3 x 3.2)

The office has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access to a boarded loft and provides access to the first floor accommodation

Master Bedroom

11'9" x 10'9" (3.6 x 3.3)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, radiator and a ceiling fan light

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, radiator, coving to the ceiling and a ceiling fan light

Bedroom Three

9'6" x 7'6" (2.9 x 2.3)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, radiator and in-built full length fitted wardrobes

Bathroom

7'6" x 7'10" (2.3 x 2.4)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double walk in shower enclosure with an overhead rainfall shower and a handheld shower head, a glass shower screen, an extractor fan, floor to ceiling tiles, a chrome heated towel rail and a UPVC double glazed obscure window to the front elevation

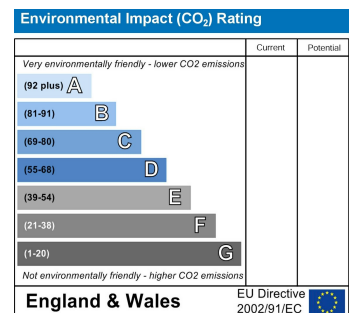
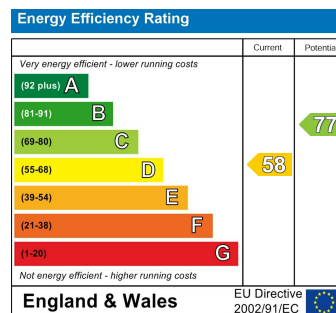
OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway, a wooden pergola and courtesy lighting with gated access to the side and rear garden

Rear

To the rear is a private enclosed low maintenance garden with a decked seating area, paved patio areas, a small lawned border, a range of trees, plants and shrubs, fence panelling and courtesy lighting



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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

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