

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, West Bridgford, Nottingham NG2 5EA

£1,600 PCM

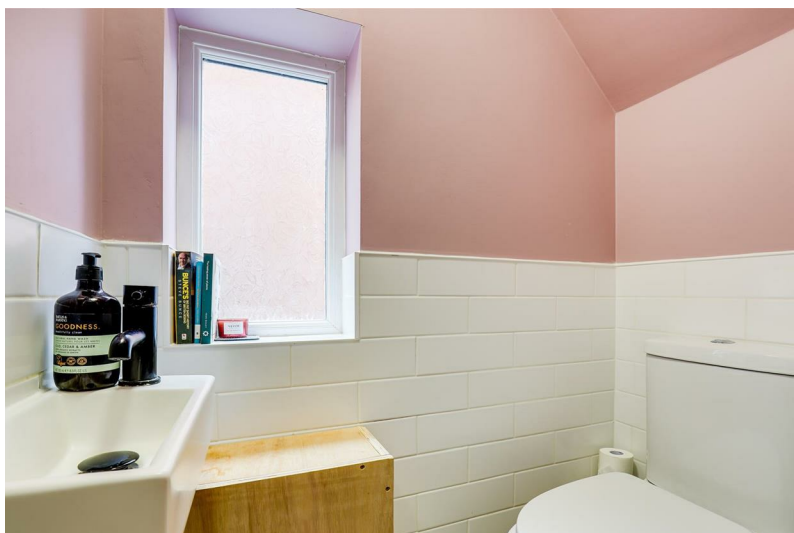
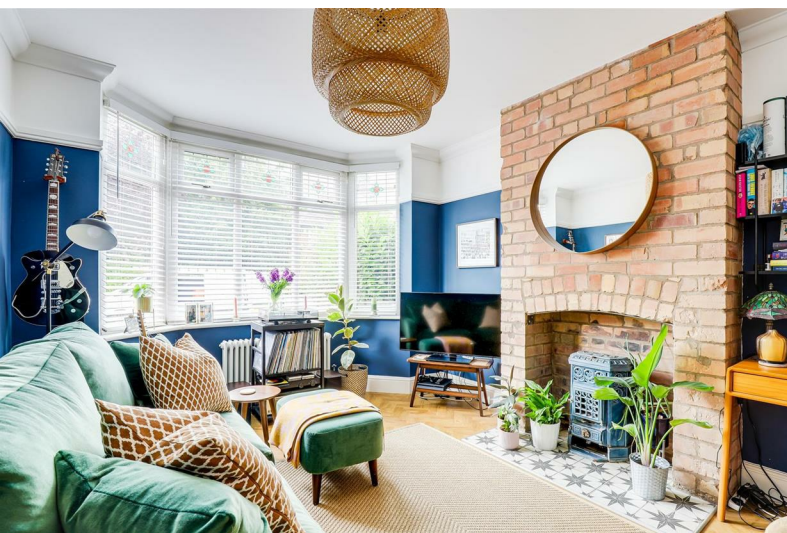
Rutland Road, West Bridgford, Nottingham NG2 5EA



PERFECT FAMILY HOME...

This spacious three-bedroom semi-detached house in the sought-after location of West Bridgford offers characteristic accommodation with a neutral, modern theme. Perfect for families, it is conveniently close to a variety of shops, well-known schools and transport links to the City Centre. The ground floor features an inviting entrance hall, a spacious living room with a bay window and feature fireplace, a contemporary style fitted kitchen with a range of high-spec appliances and an open-plan family room with bi-folding doors to the rear garden. There is also a downstairs WC for added convenience. The first floor includes three good-sized bedrooms, a modern two-piece bathroom suite, and a separate WC. Outside, the front boasts a paved driveway for ample off-street parking, while the rear features an enclosed mature garden with a lawn, raised seating area, decorative plants and shrubs. This unfurnished property is available for occupancy at the beginning of August.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Contemporary Style Kitchen
- Spacious Living Room With Feature Fireplace & Separate Family Room
- Modern Two Piece Bathroom Suite With Additional Two WC's
- Driveway Providing Off Street Parking
- Rear Enclosed Garden With Garage Access
- Sought After Location
- Un-Furnished
- Available Early August





ACCOMMODATION

GROUND FLOOR

Entrance Hall

13'8" x 6'11" (4.19m x 2.12m)

The entrance hall has parquet effect flooring and carpeted stairs, under-stair cupboard, radiator, a range of UPVC double glazed obscure windows and a single UPVC door providing access into the accommodation

Living Room

10'8" x 18'9" (3.27m x 5.74m)

The living room has parquet effect flooring, coving to the ceiling, beading to the walls, exposed brick built chimney breast, tiled hearth, radiator and a UPVC double glazed bay window to the front elevation

Kitchen

15'2" x 7'4" (4.63m x 2.24m)

The kitchen has wood effect laminate flooring, recessed ceiling spotlights, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, freestanding cooker with gas hobs and an over hood extractor fan, integrated microwave, Belfast sink and a half with a drainer and mixer taps, integrated fridge/freezer, breakfast bar, integrated dishwasher, integrated washing machine, vertical radiator, UPVC double glazed Velux window, UPVC double glazed window and a single UPVC door providing access to the rear garden

Family Room

10'9" x 13'3" (3.29m x 4.05m)

The family room has wood effect laminate flooring, recessed ceiling spotlights, radiator and UPVC double glazed bi-folding doors providing access to the rear garden

FIRST FLOOR

Landing

11'0" x 2'7" (3.36m x 0.80m)

The landing has carpeted flooring, loft hatch, smoke alarm, beading to the walls, UPVC double glazed obscure window and provides access to the first floor accommodation

Master Bedroom

13'7" x 10'9" (4.15m x 3.29m)

The main bedroom has carpeted flooring, double freestanding wardrobe, radiator and a UPVC double glazed window

Bathroom

5'8" x 6'10" (1.75m x 2.09m)

The bathroom has partially tiled walls, in-built storage

cupboard, chrome towel rail, pedestal washbasin with taps, panelled bath with mixer taps, a wall mounted mains-fed shower with a shower screen and a UPVC double glazed obscure window

WC

3'11" x 3'4" (1.20m x 1.04m)

This area has partially tiled walls, low level dual flush WC and a UPVC double glazed obscure window

Bedroom Two

10'10" x 13'7" (3.32m x 4.16m)

The second bedroom has carpeted flooring and a UPVC double glazed bay window

Bedroom Three

8'5" x 6'11" (2.57m x 2.12m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window

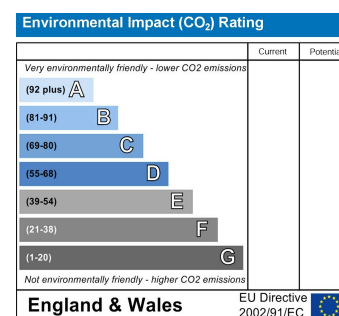
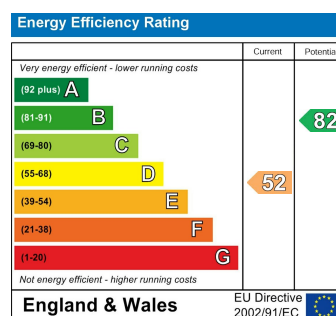
OUTSIDE

FRONT

To the front is a paved driveway providing ample off street parking with gated access to the rear

REAR

To the rear is an enclosed garden with a lawn, paved seating area, a range of decorative plants and shrubs, access to a detached garage with a fence and hedge surround



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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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