

# HoldenCopley

PREPARE TO BE MOVED

73 Radcliffe Road, West Bridgford, Nottingham NG2 5HE

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£850 PCM



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## LOCATION LOCATION LOCATION...

A well-presented two-bedroom ground floor maisonette situated in the highly sought-after area of West Bridgford. Featuring modern, neutral décor throughout, the property offers spacious accommodation ideal for couples or working professionals. Internally, it comprises an entrance hall, additional hallway, generous living room, a fitted kitchen with both integrated and freestanding appliances, two well-proportioned bedrooms and a three-piece bathroom suite. Ample built-in storage is provided throughout. Outside, the property benefits from secure gated access and off-street parking for one car. Within walking distance to local shops, eateries and excellent transport links to the City Centre.

AVAILABLE NOW!





- Ground Floor Flat
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- Ample In-Built Storage
- Un-Furnished
- Secure Allocated Off-Street Parking
- Popular Location
- 360 Virtual Tour











# ACCOMMODATION

## Entrance Hall

4'5" x 3'7" (1.36m x 1.10m)

The entrance hall has carpeted flooring, fuse board, wall mounted intercom and a single door providing access into the accommodation

## Living Room

12'6" x 16'3" (3.83m x 4.97m)

The living room has carpeted flooring, a radiator and a UPVC double glazed window

## Hall

9'8" x 3'1" (2.95m x 0.96m)

The hall has carpeted flooring, smoke alarm and a radiator

## Kitchen

9'8" x 6'0" (2.95m x 1.83m)

The kitchen has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, space for a freestanding washing machine and dishwasher, integrated oven with gas hobs, stainless steel splashback & an over hood extractor fan and a UPVC double glazed window

## Master Bedroom

12'0" x 9'4" (3.67m x 2.86m)

The main bedroom has carpeted flooring, two in-built wardrobes, radiator, two double glazed windows and double glazed French doors

## Bedroom Two

14'6" x 6'6" (4.44m x 2.00m)

The second bedroom has carpeted flooring, in-built double wardrobe, radiator and a UPVC double glazed window

## Bathroom

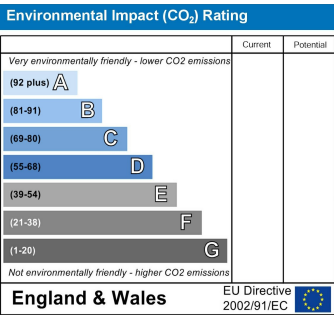
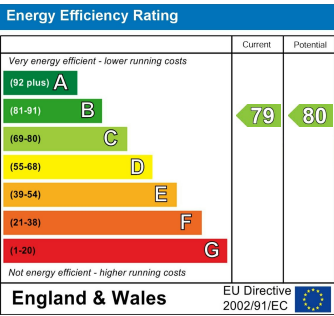
6'6" x 5'7" (1.99m x 1.71m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, pedestal washbasin with taps, panelled bath with mixer taps, a shower over and a bi-folding shower screen, shaving point and a wall mounted chrome heated towel rail

# OUTSIDE

To the front is secure gated access allowing access to both the accommodation and the car park

The car park provides an off-street parking for one car





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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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