

# HoldenCopley

PREPARE TO BE MOVED

Covert Road, West Bridgford, Nottinghamshire NG2 6GP

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Guide Price £300,000 - £325,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom mid terrace house is positioned ideally in the highly sought after location of West Bridgford - with easy access to a range of local amenities such as shops, excellent schools, parks, and eateries, as well as providing excellent transport links into Nottingham City Centre. Internally, the ground floor of the home offers a spacious entrance hall with space for storage, a lounge/dining room with a feature fireplace, a fitted kitchen, an office space, and a utility room. Upstairs, the first floor is home to three well proportioned double bedrooms, as well as a three piece shower room suite, and an additional W/C. Externally, the front of the home features a lawn and greenery, meanwhile the rear provides a private enclosed south-facing garden with a paved patio seating area and a lawn. This home is ideal for a range of buyers looking for an excellent opportunity for renovation and personalisation in a fantastic location.

MUST BE VIEWED







- Mid Terrace House
- Three Double Bedrooms
- Living Room With Fireplace
- Fitted Kitchen
- Office & Utility Room
- Three Piece Shower Room & W/C
- Private Enclosed Garden
- Sought-After Location
- No Upward Chain
- Must be Viewed











GROUND FLOOR

Entrance Hall

9\*7" max x 9\*6" (2.94m max x 2.91m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an open storage cupboard, coving to the ceiling, a ceiling rose, two UPVC double=glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Lounge/Dining Room

20\*10" max x 11\*7" (6.37m max x 3.54m)

The lounge/dining room has a feature fireplace with a decorative surround and a hearth, two radiators, coving to the ceiling, a ceiling rose, and two UPVC double-glazed windows to the front and rear elevation.

Kitchen

12\*1" max x 12\*0" (3.69m max x 3.68m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated double oven with a gas hob and a stainless steel extractor fan, tiled flooring, partially tiled walls, a radiator, a wall-mounted combi boiler, coving to the ceiling, and two UPVC double-glazed windows to the rear elevation.

Lobby

3\*11" x 3\*7" (1.21m x 1.10m)

The lobby has tiled flooring, coving to the ceiling, a single door providing side access, and a single door leading out to the rear garden.

Office

11\*8" x 5\*10" (3.56m x 1.80m)

The office has carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, and two UPVC double-glazed windows to the side elevation.

Utility Room

5\*10" x 5\*10" (1.80m x 1.79m)

The utility room has fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a mixer tap and a drainer, tiled flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

9\*9" max x 5\*0" (2.98m max x 1.53m)

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

Master Bedroom

11\*8" x 11\*6" (3.57m x 3.53m)

The main bedroom has wood-effect flooring, a radiator, a ceiling rose, and a UPVC double-glazed window to the front elevation.

Bedroom Two

13\*1" max x 8\*11" (4.00m max x 2.74m)

The second bedroom has wood-effect flooring, a radiator, two built-in storage cupboards, a ceiling rose, and a UPVC double-glazed window to the front elevation.

Bedroom Three

11\*7" x 8\*10" (3.54m x 2.70m)

The third bedroom has wood-effect flooring, a radiator, a ceiling rose, and a UPVC double-glazed window to the rear elevation.

Shower Room

6\*9" x 5\*6" (2.06m x 1.70m)

The shower room has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

W/C

4\*11" x 2\*8" (1.51m x 0.82m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn, planted areas, and boundaries made up of bushes.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, and boundaries made up of fence panelling and bushes.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

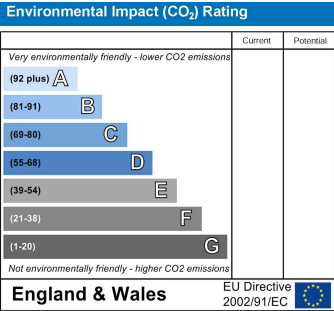
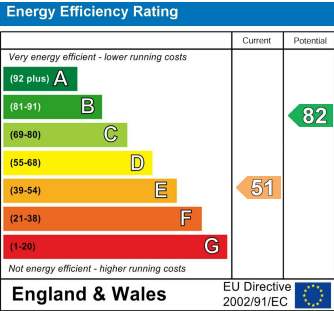
The vendor has advised the following:

Property Tenure is freehold.

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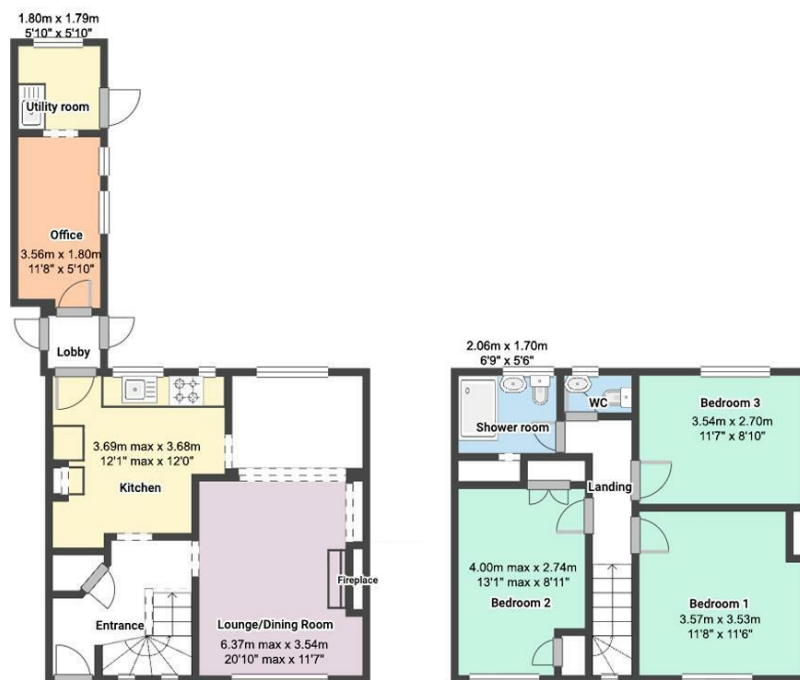
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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