



**20 CHANTREY ROAD
NOTTINGHAM**

£1,800 PCM

Located in one of West Bridgford's most sought-after residential areas, this beautifully presented three-bedroom terraced home offers a perfect blend of period charm and modern living. This property needs to be viewed to be appreciated!



- Finished to a high standard throughout
- Newly painted walls and new carpets throughout
- Beautiful characteristic details
- 3 double bedrooms and 2 reception rooms
- Sought after location
- Low maintenance rear courtyard garden
- Kitchen includes appliances

Entrance Hallway

The property is approached via a low-maintenance front garden featuring decorative pebbles and plant pots. Upon entering, you are welcomed into a bright hallway finished with natural flooring and freshly painted throughout. A decorative archway adds character, while the staircase sits directly ahead with doors providing access to both the lounge and dining room. New radiator covers complete the space with a smart, contemporary finish.

Lounge

This bright and well-presented living room features natural wooden flooring and fresh décor throughout. A large bay window fitted with white Venetian blinds allows an abundance of natural light to fill the room. A charming feature fireplace with floral tiled detailing, a white painted wooden surround, and tiled hearth creates an attractive focal point. There is also a cupboard which includes the electricity meter.

Dining Room

The dining room continues the natural wooden flooring and benefits from fresh paintwork. A large wooden dining table with chairs is complemented by built-in storage to the left of the chimney breast. The black-painted fireplace surround with green floral tiled inserts adds character, while an oak wooden bookshelf unit provides additional storage and style.

Kitchen

The stylish, modern kitchen is finished to a high standard with cream wall and base units, wooden worktops, and a white ceramic Belfast sink with chrome fittings. Appliances include a cream range-style gas oven with black glass chimney extractor, a Smeg fridge/freezer, and integrated washing machine and



dishwasher. Additional practicality is provided by a built-in under-stairs storage cupboard, ideal for household items.

Bedroom 1 (master)

A generously sized double bedroom located at the front of the property, featuring natural wooden flooring, a stylish radiator cover, oak bookshelf unit, and chrome curtain poles. A striking black fireplace with blue tiled detailing adds character, while large windows flood the room with natural light.

Bedroom 2

A well-proportioned double bedroom fitted with brand new cream carpet. The room includes a decorative white fireplace and a light grey roller blind, creating a calm and neutral space.

Bedroom 3

The third double bedroom is positioned to the rear of the property and benefits from brand new cream carpet and fresh paintwork. A black roller blind completes the room.

Shower Room

The spacious shower room is immaculately presented with a white three-piece suite, including a pedestal wash basin with separate hot and cold chrome taps and a mirrored wall cabinet. A heritage-style heated towel radiator adds character, while the large shower cubicle features both a thermostatic control and an overhead waterfall shower. Finished with white wall tiles, patterned floor tiles, a marble aqua-panelled shower unit, and a grey roller blind.

Garden

To the rear, the property offers a low-maintenance courtyard garden with a garden storage cupboard and designated bin storage. A gated access leads through neighbouring gardens to the rear alleyway, providing convenient bin collection.



• EPC Rating = C • 10 minute walk away from West Bridgford town centre • Council tax band = B (Rushcliffe Borough)

Location

The property offers on street parking (first come, first served) Ideally positioned within a 10-minute walk of West Bridgford town centre, offering a wide selection of shops, cafés, and restaurants. An ASDA supermarket is nearby, and Nottingham city centre is easily accessible by car or public transport.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating via gas boiler

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low

River/Sea = Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area.

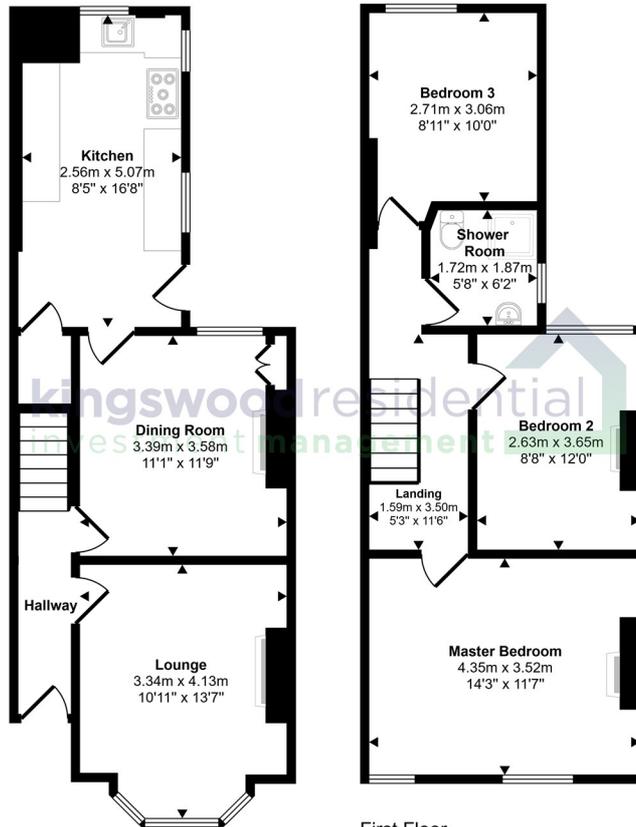
Flooding from reservoirs = There is a risk in this area.

Coal mining area location: located on the coalfield.

Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/



Approx Gross Internal Area
92 sq m / 990 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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