

20 CHANTREY ROAD NOTTINGHAM

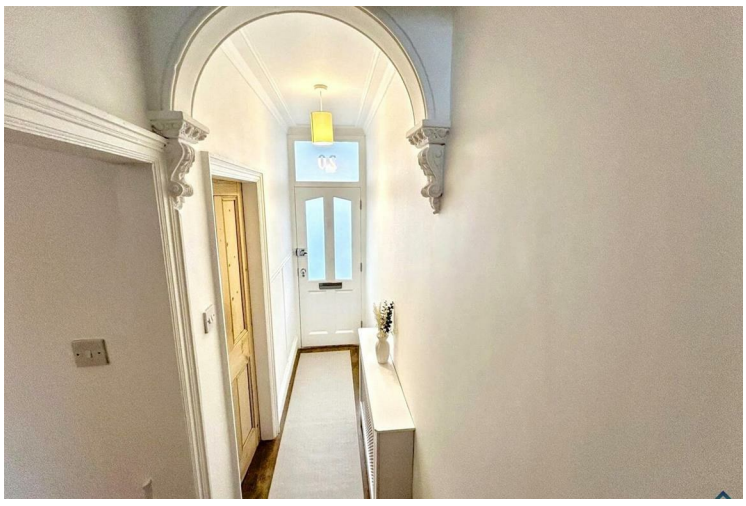
£1,500 Per

Located in one of West Bridgford's most sought-after residential areas, this beautifully presented three-bedroom period home combines charming original features with stylish modern finishes throughout. The property boasts spacious and bright accommodation, natural wooden flooring, character fireplaces, and a stunning modern kitchen complete with integrated appliances and a Belfast sink.

The property further benefits from three generously sized bedrooms, a contemporary shower room with rainfall shower, and a low-maintenance south-facing courtyard garden.

Ideally located within walking distance of West Bridgford town centre, offering an excellent selection of shops, cafés and restaurants, with convenient transport links to Nottingham city centre. An ideal home for professionals or families seeking character, comfort and convenience.





• Immaculately presented • Beautiful period features • Sought-after location • 3 double bedrooms and 2 reception rooms

Entrance Hallway
Bright hallway finished with wooden floorboards, original decorative arch and new radiator covers. Doors to lounge and dining room and staircase leading to first floor.

Lounge
Bright and well-presented living room with natural wooden flooring. A large bay window with white Venetian blinds gives an abundance of natural light. Charming period feature fireplace with floral tiled detailing, white wooden surround and tiled hearth. A corner cupboard houses the electricity meter.

Dining Room
Natural wooden flooring and large wooden dining table with chairs included. Period painted fireplace surround with floral tiled inserts. Original pine-fronted cupboards to the left of the chimney breast plus an oak bookshelf for additional storage.

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. Built-in understairs cupboard for extra storage.

Bedroom 1 (master)
A generous light-filled double bedroom located at the front of the property. Features natural wooden flooring, stylish radiator cover, oak bookshelf unit, two sash windows and chrome curtain poles. Beautiful period fireplace with blue tiled detailing.

Bedroom 2
A well-proportioned double bedroom fixed with cream carpet and roller blind. Decorative white period fireplace.

Bedroom 3
The third double bedroom is positioned to the rear of the property with cream carpet and black, black out blinds.

Shower Room
The spacious family shower room is immaculately presented with a white 3-piece suite, including a pedestal wash basin with separate hot and cold chrome taps and a mirrored wall cabinet. The large shower cubicle features marble-effect tiling, thermostatic control and overhead waterfall shower. Tiled throughout with heritage-style heated towel radiator and new roller blind.

Garden
Low-maintenance south-facing courtyard garden with storage cupboard and
designated bin storage. Gated access leads through neighbouring gardens to the rear
alleyway, for convenient bin collection.

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

Material Information
Access: Internal stairs





• Integrated kitchen appliances • 10-minute walk from West Bridgford centre • Excellent transport links • Ideal for family or young professionals • Low maintenance, south-facing garden • Council tax band = B

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/

Terms and Conditions

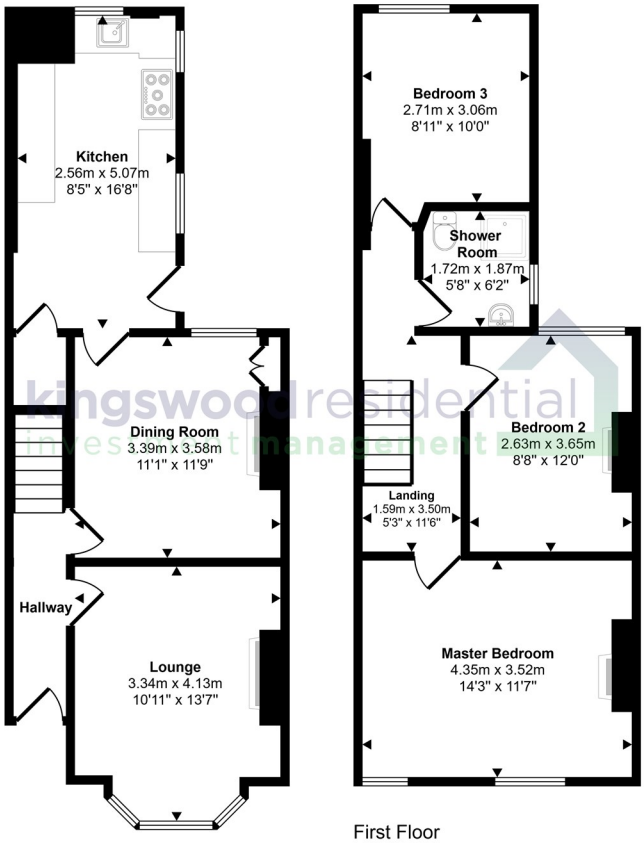
Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a
fee and will go towards balance of move in monies if tenancy goes ahead), being £346. Tenancy deposit, equivalent to 5 weeks rent, being £1730.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and
members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and
the Propertymark Client Money Protection Scheme.





Approx Gross Internal Area
92 sq m / 990 sq ft

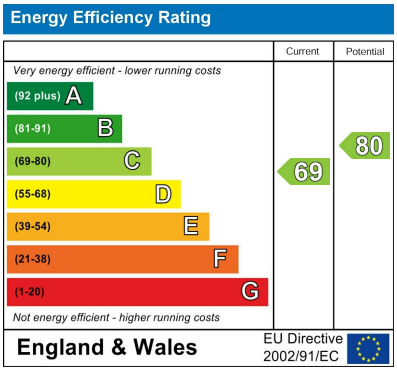


Ground Floor
Approx 46 sq m / 497 sq ft

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.





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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