

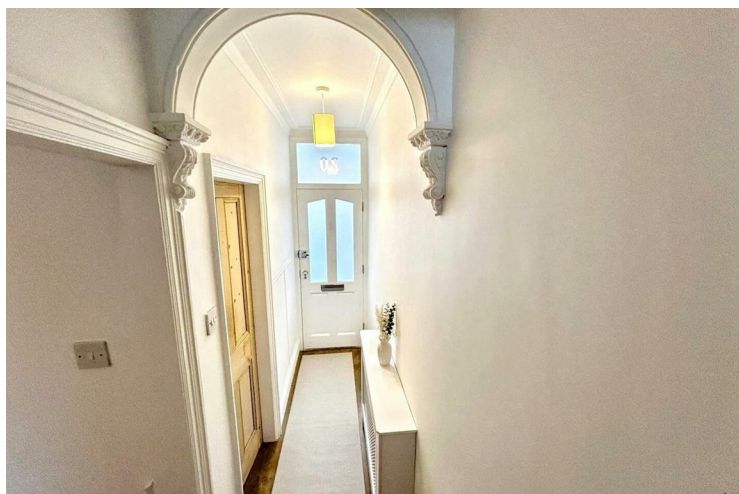


20 CHANTREY ROAD NOTTINGHAM

£1,550 PCM

Located in one of West Bridgford's most sought-after residential areas, this newly-decorated and beautifully presented three-bedroom terraced home offers a perfect blend of period charm and modern living. Just a short walk from shops and green spaces, and in the catchment area for many of Rushcliffe's top schools. Perfect for families or professionals seeking a peaceful, convenient home. This property needs to be viewed to be appreciated!

The property is approached via a low-maintenance front garden featuring decorative pebbles and plant pots.



• Immaculately presented • Beautiful period features • Sought-after location, within catchment area for top Rushcliffe schools • Ideal for family or young professionals • New boiler & washing machine • 10-minute walk from West Bridgford centre • Excellent transport links – 10 minutes by bus to Nottingham city centre

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. Freshly painted throughout.

Lounge

Bright and well-presented living room with natural wooden flooring and fresh décor. 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

Newly decorated with 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 brand new cream carpet and new roller blind. Decorative white period fireplace.

Bedroom 3

The third double bedroom is positioned to the rear of the property and benefits from brand new cream carpet, a new blind and fresh paintwork.

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.

Relevant information



- New carpets & redecorated throughout
- 3 double bedrooms and 2 reception rooms
- Low maintenance, south-facing garden

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.

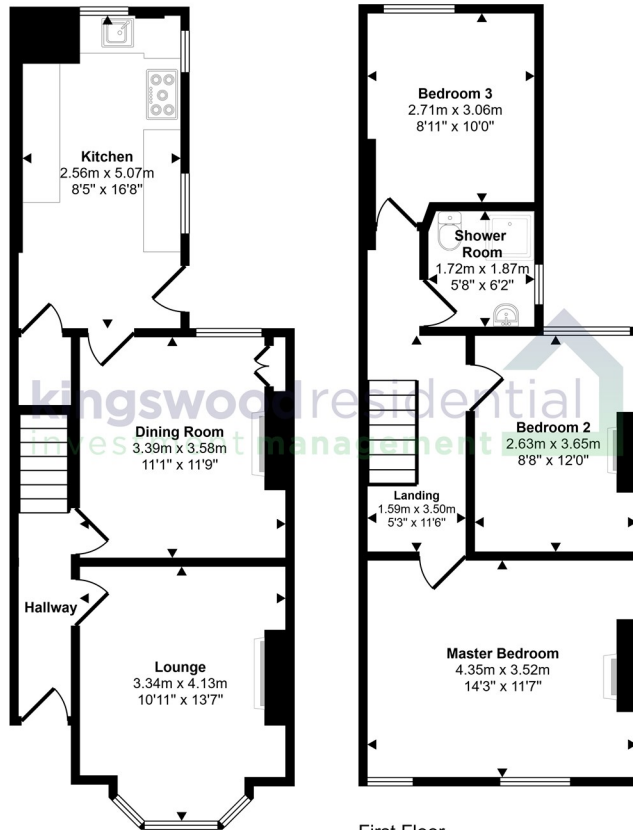
Flooding from reservoirs = There is a risk in this area.

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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