

# HoldenCopley

PREPARE TO BE MOVED

Bedford Grove, Highbury Vale, Nottinghamshire NG6 9DE

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Guide Price £200,000



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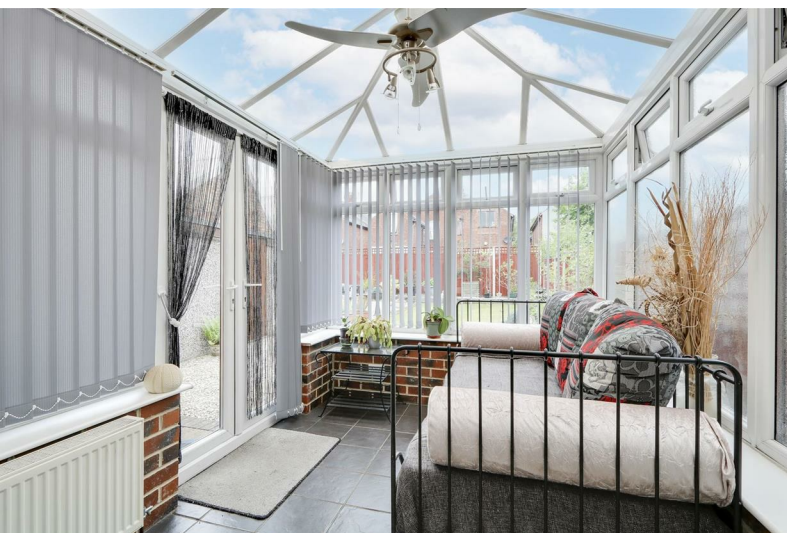




## SPACIOUS FAMILY HOME...

This three bedroom semi-detached house would make the perfect purchase for any first time or family buyer alike as it offers the winning combination of indoor and outdoor space whilst being well presented throughout. Situated in a residential area within reach to various local amenities, excellent transport links to the City Centre, Nottingham City Hospital and is within catchment area to great schools including Southwark Primary School and many more. To the ground floor is a porch, an entrance hall, two reception rooms, a W/C, a modern fitted kitchen and to the first floor are three good sized bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is access to on street parking and a large driveway and to the rear is a private enclosed garden.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor W/C
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Well Presented Throughout
- Driveway & Garage
- Large Enclosed Garden
- Must Be Viewed











GROUND FLOOR

Porch

5'6" x 2'3" (1.7 x 0.7)  
The porch has tiled flooring, a wall mounted radiator and UPVC double French doors providing access into the accommodation

Entrance Hall

12'9" x 5'6" (3.9 x 1.7)  
The entrance hall has tiled flooring, a wall mounted radiator and provides access to the ground floor accommodation

W/C

3'11" x 1'7" (1.2 x 0.5)  
This space has vinyl flooring, a low level flush W/C and a corner fitted wash basin with tiled splashback

Kitchen

6'10" x 10'5" (2.1 x 3.2)  
The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, space for an oven, an integrated extractor hood, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer and a UPVC double glazed window to the rear elevation

Living Room

11'9" x 14'1" (3.6 x 4.3)  
The living room has laminate flooring, a wall mounted radiator, a TV point, a feature fireplace with a decorative surround, a UPVC double glazed bay window and is open plan to the dining room

Dining Room

10'5" x 10'9" (3.2 x 3.3)  
The dining room has laminate flooring, a wall mounted radiator, a feature fireplace with a decorative surround and double French doors to the conservatory

Conservatory

8'2" x 10'9" (2.5 x 3.3)  
The conservatory has tiled flooring, a wall mounted radiator, a polycarbonate roof, a range of UPVC double glazed windows and double French doors to the rear garden

FIRST FLOOR

Landing

5'6" x 11'1" (1.7 x 3.4)  
The landing has carpeted flooring, a loft hatch, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

14'1" x 9'6" (4.3 x 2.9)  
The main bedroom has laminate flooring, a wall mounted radiator, a built-in cupboard, fitted sliding wardrobes and a UPVC double glazed window to the front elevation

Bedroom Two

10'9" x 8'2" (3.3 x 2.5)  
The second bedroom has laminate flooring, a wall mounted radiator, fitted sliding wardrobes and a UPVC double glazed window to the rear elevation

Bathroom

7'6" x 7'10" (2.3 x 2.4)  
The bathroom has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a vanity wash basin with storage, a panelled bath, a shower enclosure with a wall mounted electric shower and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

7'10" x 7'6" (2.4 x 2.3)  
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway providing off road parking and access to a single garage

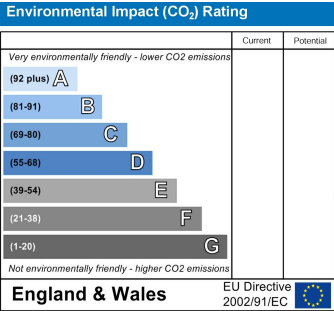
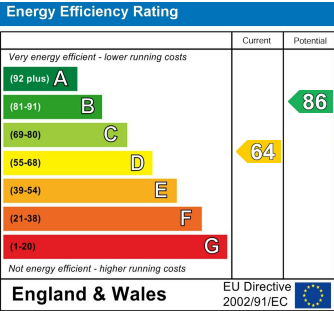
Rear

To the rear of the property is a large enclosed garden with a lawn, decorative gravel, a range of plants and shrubs, a single garage, panelled fencing and gated access

DISCLAIMER

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**HoldenCopley**  
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Approx. Gross Internal Area of the Ground floor:  
**521.4 Sq Ft - 48.44 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**940.55 Sq Ft - 87.38 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**419.15 Sq Ft - 38.94 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**940.55 Sq Ft - 87.38 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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