



# Lettings

Eltham Road, West Bridgford, Nottinghamshire NG2 5JU

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**£1,500**

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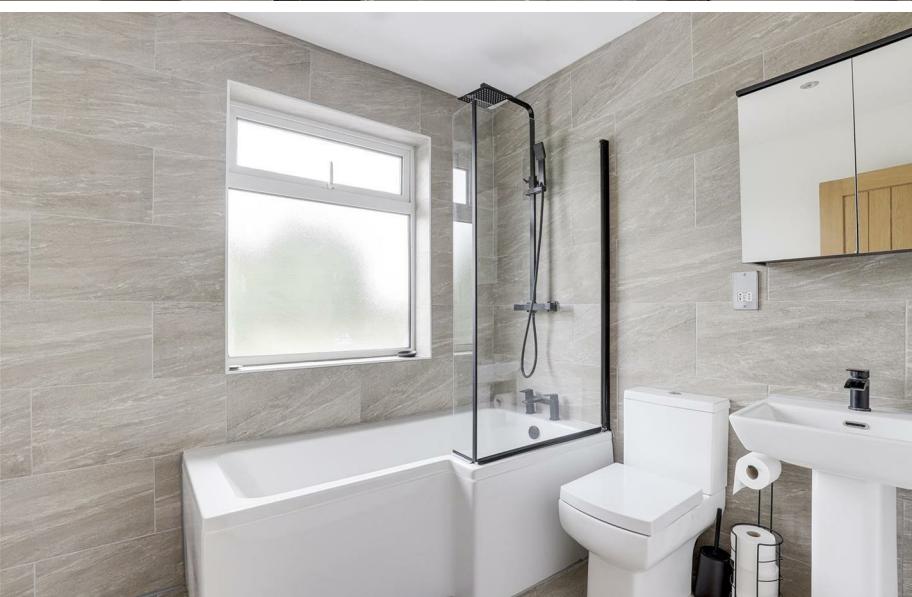


## LOCATION, LOCATION, LOCATION...

Available immediately, this well-presented and recently refurbished three-bedroom semi-detached home is situated in a highly regarded residential area, within easy reach of excellent local amenities including shops, schools and transport links. The accommodation briefly comprises an enclosed porch leading into a welcoming entrance hall, which gives access to a spacious living room with a bay window to the front. Off the hallway, you'll also find a stylish modern kitchen featuring a central island with breakfast bar seating, open to the dining area which benefits from bi-folding doors opening out to the rear garden. A separate utility room is also accessible from the dining space. Upstairs, there are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Outside, the property offers a driveway to the front with courtesy lighting and gated side access. The rear garden is fully enclosed with a patio area, lawn, and established boundaries offering privacy and a great space for outdoor entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Dining Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Sought After Location
- 360 Virtual Tour





## GROUND FLOOR

### Porch

6'7" x 2'7" (2.02m x 0.81m)

The porch has vinyl flooring, and a composite door opening to the front garden.

### Entrance Hall

11'4" x 6'5" (3.47m x 1.96m)

The entrance hall has vinyl flooring, carpeted stairs, a fitted base unit, a radiator, two obscure double-glazed windows to the front, and a single door providing access to the rest of the accommodation.

### Living Room

12'11" into bay x 11'11" (3.94m into bay x 3.64m)

The living room has a UPVC double-glazed bay window to the front elevation, a radiator, TV point, and carpeted flooring.

### Kitchen

13'8" x 9'10" (4.17m x 3.01m)

The kitchen has a range of fitted base and wall units with worktops, a central island with a breakfast bar, a sink and a half with a swan-neck mixer tap and drainer, an integrated oven, ceramic hob, extractor fan, recessed spotlights, a radiator, tiled flooring, and open access to the dining room.

### Dining Room

17'7" x 8'8" (5.38m x 2.66m)

The dining room has tiled flooring, a skylight, recessed spotlights, two vertical radiators, bi-folding doors opening onto the rear garden, and access to the utility/WC.

### Utility/WC

10'0" x 4'2" (3.07m x 1.29m)

This space has a fitted base unit with a worktop, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, a low-level flush W/C, a radiator, and vinyl flooring

## FIRST FLOOR

### Landing

7'4" x 6'8" (2.24m x 2.04m)

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

### Bedroom One

11'5" x 11'0" (3.50m x 3.37m)

The first bedroom has a UPVC double-glazed window to the front, a radiator, and carpeted flooring

### Bedroom Two

11'0" x 10'0" (3.37m x 3.07m)

The second bedroom has a UPVC double-glazed window to the rear, a radiator, and carpeted flooring

### Bedroom Three

7'4" x 6'8" (2.24m x 2.04m)

The third bedroom has a UPVC double-glazed window to the front, a radiator, and carpeted flooring

### Bathroom

7'10" x 6'9" (2.40m x 2.08m)

The bathroom has a UPVC double-glazed obscure window to the rear, a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall shower and handheld fixture and a shower screen, a heated towel rail, recessed spotlights, a shaver socket, an extractor fan, partially tiled walls, and tiled flooring.

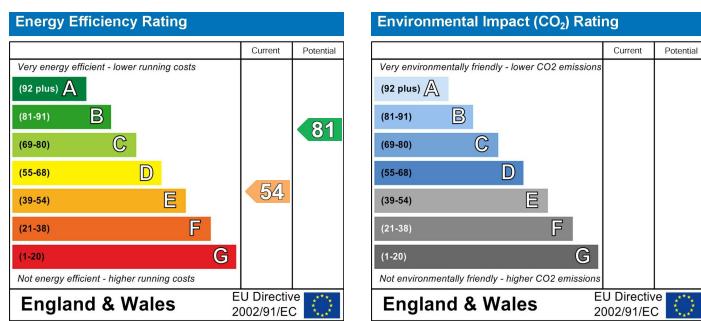
## OUTSIDE

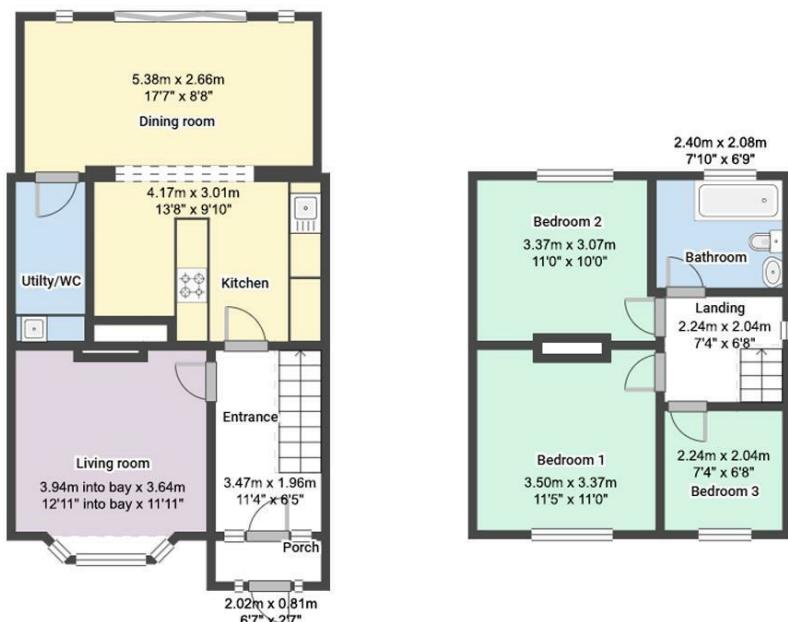
### Front

To the front of the property is courtesy lighting, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, lawn, fenced and hedged boundaries, and gated access.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX  
[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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