

HoldenCopley

PREPARE TO BE MOVED

Carnarvon Road, West Bridgford, Nottinghamshire NG2 6DG

Guide Price £280,000 - £325,000

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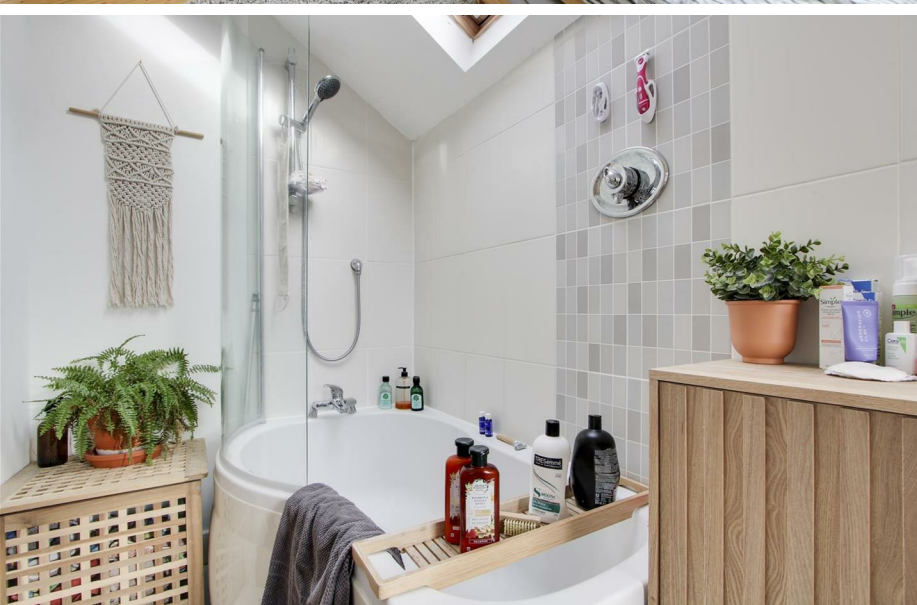
GUIDE PRICE: £280,000 - £300,000

LOCATION, LOCATION, LOCATION...

This two bedroom semi-detached house is situated in one of Nottingham's most sought after locations within reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with various transport links and easy access into Nottingham City Centre and the Universities. This property would be a great purchase for any first time buyers or investors alike as it is being sold to the market with no upward chain. To the ground floor is an entrance hall, a living room with a periodic style fireplace, a generous sized kitchen diner and a porch /small utility area complete with a W/C. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. Outside to the front is a driveway and to the rear is an enclosed low maintenance garden.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Kitchen Diner
- Feature Fireplace
- Storage Space
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway
- No Upward Chain
- Low Maintenance Garden
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, a wall mounted thermostat, a radiator, an in-built cupboard, a UPVC double glazed window to the side elevation and provides access into the accommodation

Living Room

11'9" x 11'1" (3.6 x 3.4)
The living room has a UPVC double glazed window to the front elevation, polished wooden flooring, a TV point, a picture rail, a radiator and a feature fireplace with a decorative surround

Kitchen

14'1" x 12'1" (4.3 x 3.7)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven and grill, a four ring gas hob, a freestanding dishwasher, space for a dining table, a radiator, wood effect flooring, in-built cupboards, tiled splash back and a UPVC double glazed window to the rear elevation

Rear Porch / Utility Area

6'6" x 5'6" (2.0 x 1.7)
The rear porch has tiled flooring, a freestanding fridge freezer and a washing machine, a radiator, a UPVC double glazed obscure window to the side elevation and a UPVC door providing access to the garden

W/C

5'6" x 2'7" (1.7 x 0.8)
This space has a low level dual flush W/C, a wash basin, tiled splash back, tiled flooring and an extractor fan

FIRST FLOOR

Landing

The landing has polished wooden flooring, access to the loft and provides access to the first floor accommodation

Master Bedroom

13'1" x 9'10" (4.0 x 3.0)
The main bedroom has two UPVC double glazed windows to the rear elevation, a radiator, polished wooden flooring, a TV point and in-built wardrobes

Bedroom Two

11'1" x 11'9" (3.4 x 3.6)
The second bedroom has a UPVC double glazed window to the front elevation, polished wooden flooring, a radiator and an original open fireplace with a tiled hearth

Bathroom

4'7" x 8'2" (1.4 x 2.5)
The bathroom has a low level dual flush W/C, a pedestal

wash basin, a *P* shaped bath with an overhead mains-fed shower and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, a UPVC double glazed obscure window to the front elevation and a Velux window

OUTSIDE

Front

To the front of the property is a driveway with gated access to the rear garden

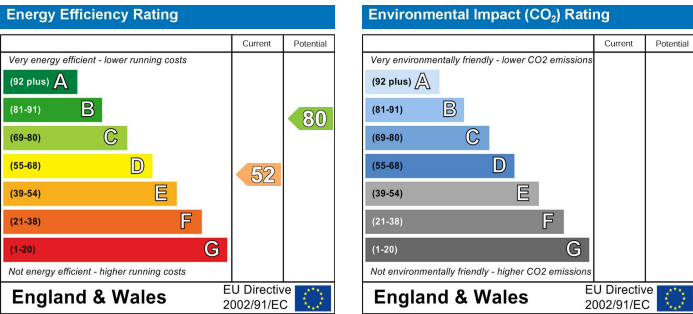
Rear

To the rear of the property is a low maintenance garden with patio and gravelled areas, security lighting, a shed, an outdoor tap and gated access

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
420.76 Sq Ft - 39.09 Sq M
Approx. Gross Internal Area of the Entire Property:
783.07 Sq Ft - 72.75 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:
362.31 Sq Ft - 33.66 Sq M
Approx. Gross Internal Area of the Entire Property:
783.07 Sq Ft - 72.75 Sq M

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