

HoldenCopley

PREPARE TO BE MOVED

Charnwood Grove, West Bridgford, Nottinghamshire NG2 7NT

Guide Price £340,000 - £360,000

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BURSTING WITH CHARACTER...

This Victorian semi-detached house has the winning combination of both new and original features running throughout including period feature fireplaces, roll top bath, coving to the ceiling and much more, making it truly a beautiful home to live in! This property is situated in one of Nottingham's most sought after residential locations within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to The West Bridgford School and many more. To the ground floor is an entrance hall, an open plan living and dining room and a modern kitchen with a pantry. The first floor carries two double bedrooms serviced by a four piece bathroom suite and upstairs on the second floor is a further bedroom. Outside to the rear is a low maintenance garden.

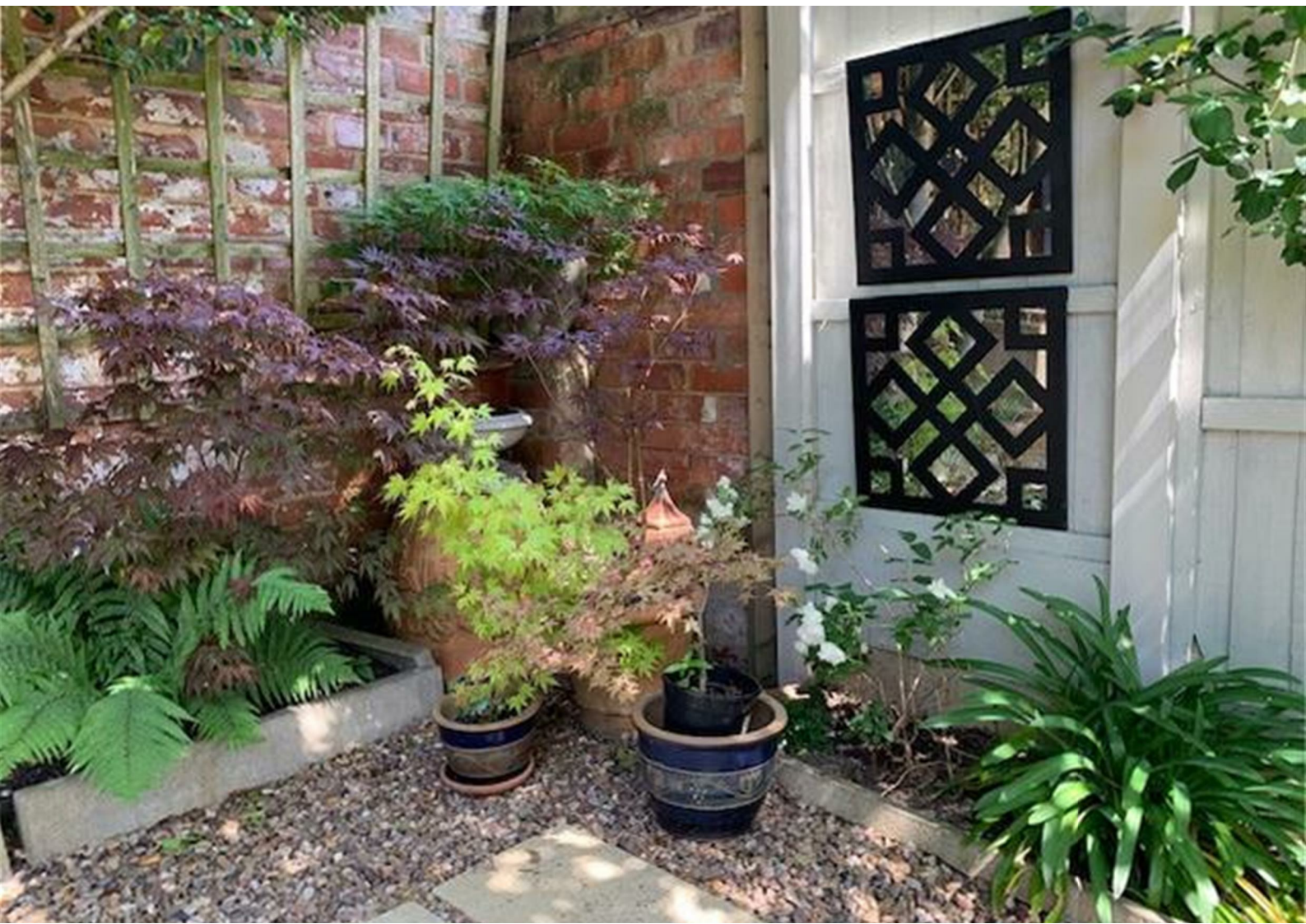
MUST BE VIEWED





- Semi-Detached Victorian House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Four Piece Bathroom Suite
- New & Original Features
- Well Presented
- Low Maintenance Garden
- No Upward Chain
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has Minton tiled flooring, a vertical radiator, coving to the ceiling, a ceiling arch and provides access into the accommodation

Living Room

13*9" x 11*1" (4.2 x 3.4)

The living room has a UPVC double glazed bay window to the front elevation with a window seat, laminate flooring, a radiator, a TV point, coving to the ceiling, a ceiling rose, an original open fireplace with a decorative surround and open plan to the dining room

Dining Room

12*9" x 11*9" (3.9 x 3.6)

The dining room has laminate flooring, coving to the ceiling, a ceiling rose, a feature fireplace with a decorative surround, a radiator and double French doors opening out to the rear garden

Kitchen

12*1" x 7*10" (3.7 x 2.4)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a five ring gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled flooring, tiled splash back, recessed spotlights, an open under-stair pantry cupboard, a radiator, a UPVC double glazed window to the side elevation and a UPVC door to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, wall light fixtures and provides access to the first floor accommodation

Master Bedroom

14*9" x 11*9" (4.5 x 3.6)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and an original non-working fireplace

Bedroom Two

13*1" x 8*10" (4.0 x 2.7)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a recessed chimney breast alcove

Bathroom

12*1" x 7*10" (3.7 x 2.4)

The bathroom has a low level flush WC, a pedestal wash basin, a freestanding roll top bath with a handheld shower head, a corner fitted shower enclosure, a column radiator, in-built cupboards, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Bedroom Three

11*9" x 12*1" (3.6 x 3.7)

The third bedroom has a carpeted flooring, eaves storage, a Velux

window, a UPVC double glazed window to the side elevation and a radiator

OUTSIDE

Front

To the front of the property is a walled garden with gated access to the side and rear

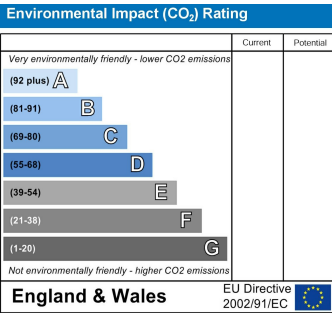
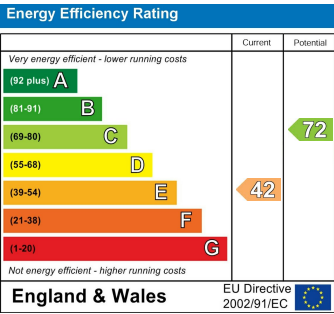
Rear

To the rear of the property is a private enclosed low maintenance garden with block paved patio areas, a range of trees, plants and shrubs, a shed, a bird bath and fence panelling

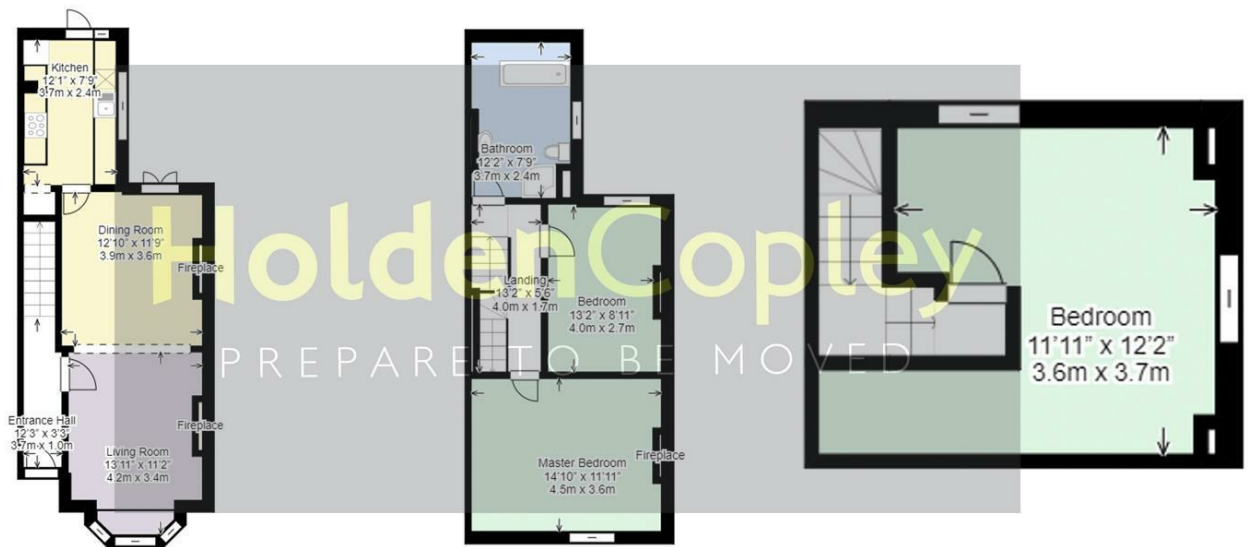
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Approx. Gross Internal Area of the Ground floor:
453.16 Sq Ft - 42.1 Sq M
Approx. Gross Internal Area of the Entire Property:
1065.84 Sq Ft - 99.02 Sq M

Approx. Gross Internal Area of the 1st floor:
444.76 Sq Ft - 41.32 Sq M
Approx. Gross Internal Area of the Entire Property:
1065.84 Sq Ft - 99.02 Sq M

Approx. Gross Internal Area of the 2nd floor:
167.92 Sq Ft - 15.6 Sq M
Approx. Gross Internal Area of the Entire Property:
1065.84 Sq Ft - 99.02 Sq M

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