

HoldenCopley

PREPARE TO BE MOVED

Grainger Avenue, West Bridgford, Nottinghamshire NG2 7AS

Guide Price £300,000 - £325,000

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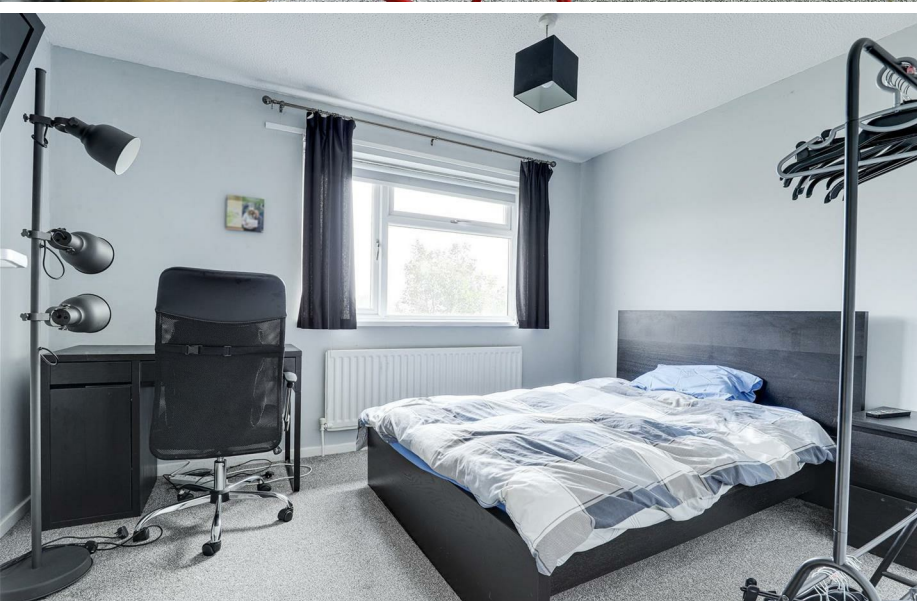
GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This well presented three-bedroom mid-terrace home is thoughtfully maintained throughout and ready for a buyer to simply move straight in. Ideally positioned in the heart of West Bridgford, one of Nottingham's most sought-after locations, the property is perfectly placed to enjoy a fantastic range of local amenities, including top-rated schools, independent shops, cafés, bars, and restaurants. With excellent transport links into Nottingham City Centre and easy access to green open spaces such as The Embankment and Bridgford Park, this property will appeal to a wide range of buyers including families, professionals, and investors alike. To the ground floor, the property comprises a porch and entrance hallway, a convenient W/C, and a versatile storage room – ideal for use as a compact study or for additional household storage. There is a spacious living room and a modern shaker-style kitchen-diner fitted with stylish units, complete with double French doors opening out to the rear garden – perfect for indoor-outdoor living. Upstairs, the first floor offers three well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to the loft for additional storage. Outside, to the front of the property is a driveway providing off-street parking, while the private rear garden offers a composite decked seating area, slate chippings, a summer house, a brick-built outhouse, and plenty of space for relaxing or entertaining throughout the seasons.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Stylish Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

3*5" x 10*2" (1.06m x 3.12m)
The porch has UPVC double-glazed obscure windows to the front and side elevations, tiled flooring and UPVC sliding patio doors.

Entrance Hall

11*8" x 14*4" (3.58m x 4.37m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

W/C

5*4" x 3*10" (1.63m x 1.18m)
This space has a low level flush W/C, a countertop wash basin with a tiled splashback, tiled flooring and a UPVC double-glazed obscure internal window.

Storage

6*9" x 3*7" (2.08m x 1.10m)
The storage space has lighting.

Living Room

11*4" x 13*10" (3.46m x 4.23m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Kitchen-Diner

21*6" x 9*10" (6.56m x 3.02m)
The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated oven and fridge-freezer, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, a radiator, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9*10" x 8*11" (3.00m x 2.74m)
The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

11*5" x 11*1" (3.48m x 3.38m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11*5" x 12*4" (3.48m x 3.76m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

9*3" x 11*10" (2.84m x 3.62m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

7*8" x 7*10" (2.36m x 2.40m)
The bathroom has a low level flush W/C, a vanity style wash basin, a P shaped fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway and mature shrubs and trees.

Rear

To the rear is a private garden with a composite decked seating area, a slate chipping area, a summer house, a brick built outhouse, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Very low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

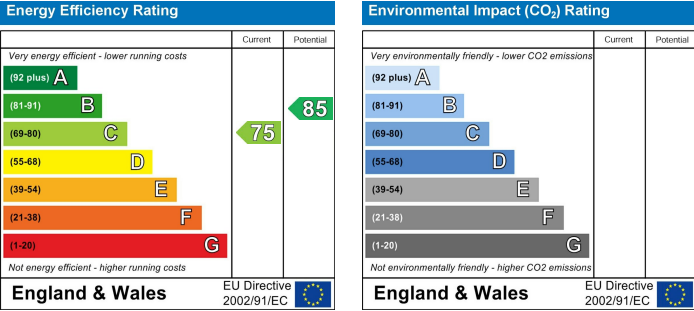
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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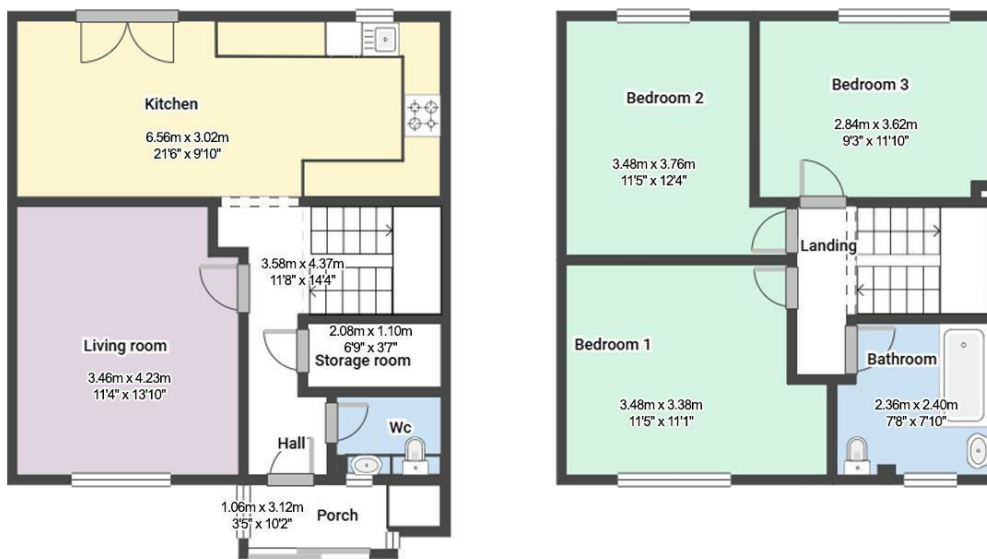
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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