

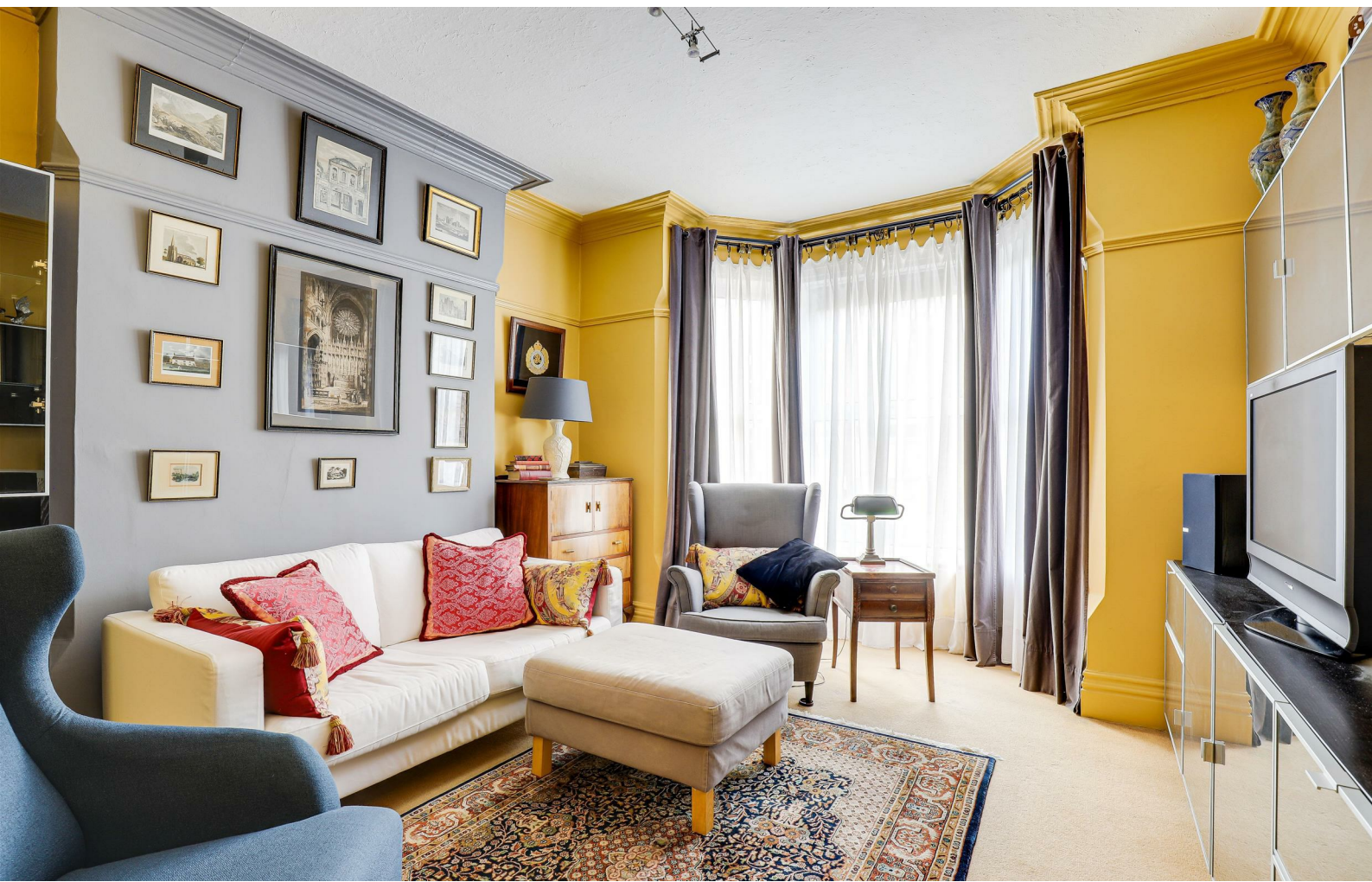
HoldenCopley

PREPARE TO BE MOVED

Ella Road, West Bridgford, Nottinghamshire NG2 5GX

Guide Price £475,000

Ella Road, West Bridgford, Nottinghamshire NG2 5GX



WELL-PRESENTED THROUGHOUT...
GUIDE PRICE - £475,000 - £500,000

Welcome to this three-bedroom semi-detached house, a spacious family home that is well-presented throughout. Situated in the highly sought-after vicinity of West Bridgford, this property enjoys close proximity to reputable schools like West Bridgford Infant and Junior School, the scenic River Trent, and the bustling West Bridgford Centre. Additionally, it offers convenient access to a range of amenities, universities, and regional transport hubs. Upon entering, you are greeted by a welcoming hallway that leads to the bright and airy living room, filled with natural light from the large bay window. Next is the versatile dining room, currently used as an office, perfect for those who work from home. The heart of the home is the modern kitchen, which also provides access to a cellar offering ample storage space. The upper level features three generous double bedrooms. The third bedroom includes access to an en-suite bathroom, while the stylish family bathroom caters to the rest of the residents. Outside, the front of the property boasts a block-paved driveway providing off-road parking for multiple cars, with double-gated access to the rear garden and shrubbery adding a touch of greenery. The rear of the house offers a private enclosed garden featuring a mix of paving and decorative stones, a variety of established plants and shrubs, a brick-built outhouse, and access to a garage that provides additional storage space.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom & En-Suite
- Cellar
- Driveway & Garage
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hall

3*4" x 20*8" (1.04m x 6.30m)

The hall has laminate wood-effect flooring, carpeted stairs, a vertical radiator, a picture rail, ceiling coving and a single door providing access into the accommodation.

Living Room

12*6" x 14*9" (3.82m x 4.50m)

The living room has carpeted flooring, a radiator, a picture rail, ceiling cornices and a UPVC double-glazed bay window to the front elevation.

Dining Room

15*7" x 10*5" (4.75m x 3.19m)

The dining room has laminate wood-effect flooring, a radiator, ceiling cornices and two UPVC double-glazed windows to the side and rear elevation.

Kitchen

22*1" x 10*9" (6.74m x 3.28m)

The kitchen has a range of fitted base and wall units with worktops & splash backs, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob, & extractor fan. Space & plumbing for a dishwasher, washing machine & tumble dryer, a vertical radiator, recessed spotlights, access to the cellar, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

2*7" x 21*0" (0.80m x 6.41m)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

11*11" x 16*7" (3.64m x 5.06m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built fitted sliding door wardrobe and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12*6" x 10*5" (3.82m x 3.19m)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11*6" x 10*5" (3.52m x 3.20m)

The third bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

The en-suite has a low level concealed flush W/C, a pedestal wash basin, a shower fixture with an electric shower fixture, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bathroom

6*10" x 7*4" (2.09m x 2.25m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a corner panelled bath, an extractor fan, heated towel rail, tiled walls, recessed spotlights, cushioned flooring with tiled flooring underneath and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Loft Space

20*6" x 16*5" (6.27m x 5.01m)

This space has a ample storage space and two Velux windows.

BASEMENT

Cellar

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, double-gated access to the rear garden, shrubs and a brick-wall boundary.

Rear

To the rear of the property is a private enclosed garden with a range of paving & decorative stones, a variety of established plants and shrubs, a brick-built outhouse, access to the garage that offers ample storage and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

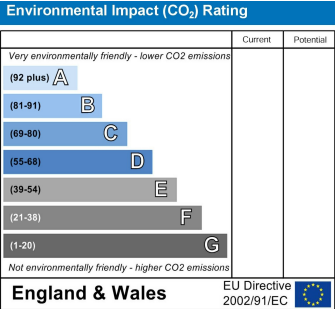
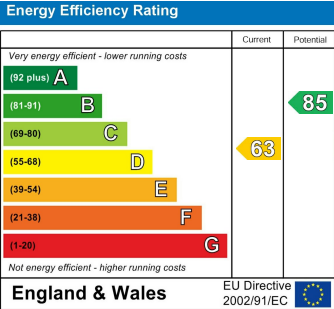
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Ella Road, West Bridgford, Nottinghamshire NG2 5GX

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.