

HoldenCopley

PREPARE TO BE MOVED

Wheatcroft Drive, Edwalton, Nottinghamshire NG12 4JF

Asking Price £230,000

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GREAT FIRST TIME BUY...

This two bedroom mid-terrace house is situated in a sought after location providing easy access to the centre of West Bridgford, hosting a range of shops, local amenities as well as within reach of Nottingham City Centre, providing excellent transport and commuting links. This property would make a great first starter home as it is exceptionally well presented throughout, ready for you to move straight in. To the ground floor is an entrance hall, a modern kitchen, a W/C and a spacious living room. The first floor carries two double bedrooms serviced by a three piece bathroom suite. Outside to the front is a driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*7" x 13*5" (1.1 x 4.1)

The entrance hall has vinyl flooring, a wall mounted radiator, carpeted stairs and a composite door providing access into the accommodation

Kitchen

6*10" x 10*2" (2.1 x 3.1)

The kitchen has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer and a UPVC double glazed window to the front elevation

W/C

5*10" x 0*0".29*6" (1.8 x 0.9)

This space has vinyl flooring, a wall mounted radiator, a low level flush W/C and a pedestal wash basin with tiled splash back

Living Room

12*9" x 13*9" (3.9 x 4.2)

The living room has vinyl flooring, two wall mounted radiators, a built-in cupboard, a TV point, a UPVC double glazed window and single door to the rear garden

FIRST FLOOR

Landing

6*10" x 8*6" (2.1 x 2.6)

The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

13*9" x 10*9" (4.2 x 3.3)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and two UPVC double glazed windows to the front elevation

Bedroom Two

7*2" x 15*8" (2.2 x 4.8)

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

Bathroom

6*2" x 9*2" (1.9 x 2.8)

The bathroom has vinyl flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin with tiled splash back, an electric shaving point, a panelled bath with a wall mounted shower, partially tiled walls, a built-in cupboard and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off road parking

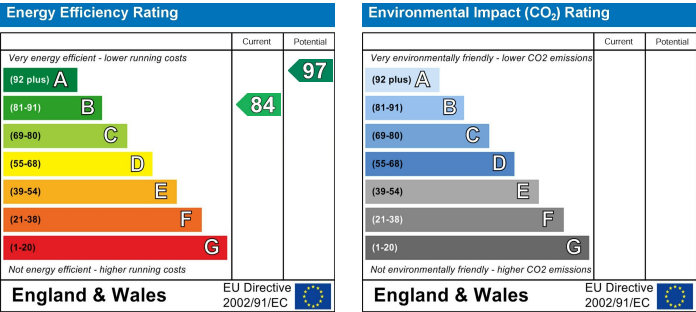
Rear

To the rear of the property is a private enclosed garden with a decked seating area, a patio area, a lawn, courtesy lighting, panelled fencing and gated access

DISCLAIMER

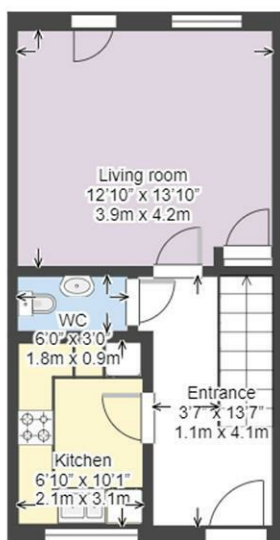
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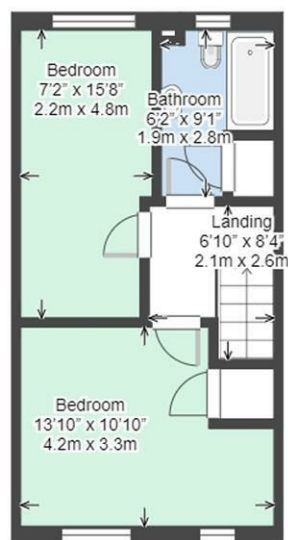
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Approx. Gross Internal Area of the Ground floor:
353.7 Sq Ft - 32.86 Sq M
Approx. Gross Internal Area of the Entire Property:
701.48 Sq Ft - 65.17 Sq M

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:
347.78 Sq Ft - 32.31 Sq M
Approx. Gross Internal Area of the Entire Property:
701.48 Sq Ft - 65.17 Sq M

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