

HoldenCopley

PREPARE TO BE MOVED

Wilfrid Grove, West Bridgford, Nottinghamshire NG2 7AT

Guide Price £300,000

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GUIDE PRICE £300,000 - £325,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This three-bedroom mid-terraced house is well presented throughout and offers deceptively spacious accommodation, making it an ideal purchase for any family buyer looking for a home they can move straight into. The property is tucked away in a quiet cul-de-sac within the highly sought-after West Bridgford location, just a stone's throw from excellent schools, local amenities, and great transport links. Internally, the house has been modernised in recent years, including a complete re-wiring just two years ago, LED spotlights fitted throughout, and a new boiler with a Nest heating system. To the ground floor, the property benefits from a porch and entrance hall, a convenient WC, a spacious living room, and a modern fitted kitchen diner with sleek units and integrated appliances, which flows seamlessly into the conservatory. The first floor hosts three double bedrooms serviced by a three-piece bathroom suite. Outside, the property enjoys low-maintenance gardens to the front and rear, creating the perfect space for family living.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Conservatory
- Ground Floor WC
- Three-Piece Bathroom Suite
- Low Maintenance Gardens
- Cul-De-Sac in Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

2*6" x 7*4" (0.78m x 2.25m)

The porch has warm-brushed oak Karndean flooring, a fitted shelf with meter cupboards, UPVC double-glazed obscure windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Hall

15*1" x 5*11" (4.60m x 1.82m)

The inner hall has warm-brushed oak Karndean flooring, a radiator, recessed spotlights, and a single UPVC door via the porch.

WC

2*6" x 4*5" (0.77m x 1.36m)

This space has a concealed dual flush WC, a wash basin with a fitted cupboard, warm-brushed oak Karndean flooring, fully tiled walls, a wall-mounted mirror, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Living Room

11*4" x 14*9" (3.46m x 4.50m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and recessed spotlights.

Kitchen

17*8" x 11*3" (5.39m x 3.45m)

The kitchen has a range of fitted handleless gloss base and wall units with laminate worktops, under-cabinet lighting, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, an integrated washing machine, tiled splashback, warm-brushed oak Karndean flooring, a vertical radiator, a TV point, recessed spotlights, space for a dining table, a UPVC double-glazed window to the rear elevation, and a sliding patio door leading into the conservatory.

Conservatory

15*1" x 7*10" (4.61m x 2.41m)

The conservatory has warm-brushed oak Karndean flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5*7" x 11*0" (1.71m x 3.37m)

The landing has carpeted flooring, recessed spotlights, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom One

11*7" x 11*6" (3.55m x 3.52m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, and recessed spotlights.

Bedroom Two

11*7" x 15*1" (3.55m x 4.60m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, recessed spotlights, and a radiator.

Bedroom Three

9*4" x 8*3" (2.86m x 2.52m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, recessed spotlights, and a radiator.

Bathroom

5*5" x 7*5" (1.67m x 2.28m)

The bathroom has a concealed dual flush WC, a sunken wash basin with fitted storage, a tiled bath with an overhead rainfall shower and a handheld shower head, a shower curtain pole, a heated towel rail, warm-brushed oak Karndean flooring, fully tiled walls, a wall-mounted mirror, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden with a patio pathway and external lighting.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio areas, blue slate chippings, an external power socket, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, CityFibre, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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