



9 Millicent Grove, West Bridgford, NG2 7QB

£255,000

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# 9 Millicent Grove

## West Bridgford, NG2 7QB

- Mid Terraced house
- Two double bedrooms
- Enclosed rear yard
- Set back from the road
- Lounge & dining room
- NO UPWARD CHAIN

A lovely two-bedroomed mid-terraced house set back from the road along a walkway, just a couple of minutes walk from West Bridgford's thriving shopping area!

£255,000



### Overview

Welcome to Millicent Grove, West Bridgford - a charming location that could be the perfect setting for your new home! This delightful Victorian terraced house has 2 reception rooms, 2 bedrooms and a well-appointed spacious bathroom in white with a mains shower over the bath.

Located in the heart of West Bridgford, you'll have easy access to a variety of amenities, including numerous shops, bars, restaurants and green spaces. With its convenient location, light and airy atmosphere, this property is a great first time buy, so don't miss out on the chance to make this house your home!

The accommodation consists of a front lounge with original built-in cupboards, separate rear dining room, modern kitchen which also houses the Baxi combination gas boiler and leads out to the enclosed rear yard and garden with adjoining outbuildings. Upstairs there are two double bedrooms, both with original decorative cast iron fireplaces and a spacious bathroom with a white suite. The property also features traditional internal doors, RCD board fitted in 2022 and UPVC double glazing and is for sale with NO UPWARD CHAIN!



### Lounge

With a front entrance door and UPVC double-glazed window, radiator, original built-in cupboards with gas and electric meters and modern RCD board.

### Dining Room

UPVC double glazed rear window, radiator, door and stairs to the first-floor landing with understair cupboard and doorway through to the kitchen.

### Kitchen

A range of units with granite effect worktops and inset stainless steel sink and unit and drainer. Fully tiled walls, gas cooker point, plumbing for washing machine, wall mounted Baxi combination gas boiler, UPVC double glazed window and double glazed composite side door.

### First Floor Landing

With radiator and doors to both bedrooms and bathroom.

### Bedroom 1

Original decorative cast iron fireplace, UPVC double glazed front window and radiator.

### Bedroom 2

Original decorative cast iron fireplace, UPVC double glazed rear window, radiator and built-in cupboard with loft access.

### Bathroom

Consisting of an enamelled bath with glass screen and shower attachment, dual flush toilet and pedestal washbasin. Chrome ladder towel rail, extractor fan and UPVC double glazed rear window.

### Outside

From the end of the cul-de-sac turn right along the footpath where the property can be found on the left-hand side, with a gravelled front garden and shared block paved pathway leading to the front door. To the rear is a yard area with an outside tap and halogen security light and adjoining brick-built outbuildings. Paved garden with plum slate border, enclosed with a fenced perimeter with rear gated access leading to a shared rear pedestrian pathway and access to a bin store which is within the boundary of the property.

### Material Information

TENURE: Freehold

COUNCIL TAX: Rushcliffe Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

N/K





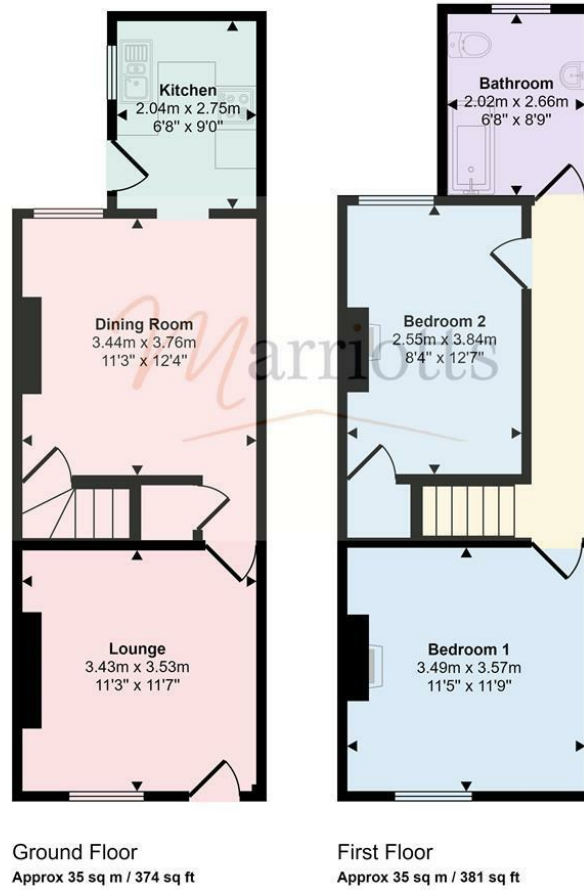


FLOOD RISK: Low  
ASBESTOS PRESENT: N/K  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Stepped front and rear access.





Approx Gross Internal Area  
70 sq m / 755 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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