



3 Covert Road,  
West Bridgford, NG2 6GP



# 3 Covert Road, West Bridgford, NG2 6GP

This mid terraced home is situated in the sought after South Nottinghamshire suburb of West Bridgford, within easy reach of excellent facilities including shops, restaurants and parks, and highly regarded primary and secondary schools. Local transport links by road and tram, give easy access to the city centre.

The property provides accommodation arranged over two floors which includes an entrance hall, a dual aspect lounge/dining room, and a modern kitchen to the ground floor, with the first floor landing giving access to three double bedrooms and the family bathroom.

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear (from which the utility room can be accessed), and a block paved driveway at the front providing off road parking.

Viewing is recommended.

**Guide Price £260,000**







### Directions

Covert Road can be located between Leahurst Road and Stamford Road, West Bridgford.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

Giving access to the:-

#### Entrance Hall

Stairs off to the first floor (with two opaque double glazed windows to the front elevation), wood effect vinyl floor covering, radiator, ceiling light point, storage cupboard, doors to the lounge/dining room and the:-

#### Kitchen

Fitted with a range of base units, roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, space for a fridge/freezer, integrated electric oven, and a gas hob with an extractor hood over.

Double glazed window to the rear elevation, radiator, ceiling light point, tiled flooring, composite door leading out to the rear garden.

#### Lounge / Dining Room

A dual aspect room with a double glazed window to the front elevation and two double glazed windows to the rear elevation (one with opaque with glass), wooden flooring, two ceiling light points.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch with a pull down ladder, ceiling light point, doors to three bedrooms and the bathroom.

#### Bedroom One

Double glazed window to the front elevation, solid wood flooring, radiator, ceiling light point.

#### Bedroom Two

Double glazed window to the front elevation, two storage cupboards/wardrobes, radiator, ceiling light point.

#### Bedroom Three

Double glazed window to the rear elevation, storage cupboard, radiator, ceiling light point.

### Bathroom

Fitted with a low flush wc, a pedestal wash hand basin, and a bath with a Triton electric shower and a glazed screen over.

Two opaque double glazed windows to the rear elevation, tiled flooring, part tiling to the walls, radiator, ceiling spot lights, extractor fan.

### OUTSIDE

At the front of the property the block paved driveway provides off road parking for one vehicle. There is timber screen fencing to the boundary, planted shrub beds, and access to the entrance door. A shared pathway leads to the rear.

The rear garden includes a patio seating area with a shaped lawn beyond. Enclosed by timber screen fencing, the garden houses a timber storage shed, gives access to the UTILITY ROOM and has gated access to the shared pathway.

### Utility Room

(Situated outside the kitchen, accessed from garden) Sink and drainer unit, space and plumbing for a washing machine. Double glazed window to the rear elevation, single glazed window to the side elevation, two ceiling light points.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

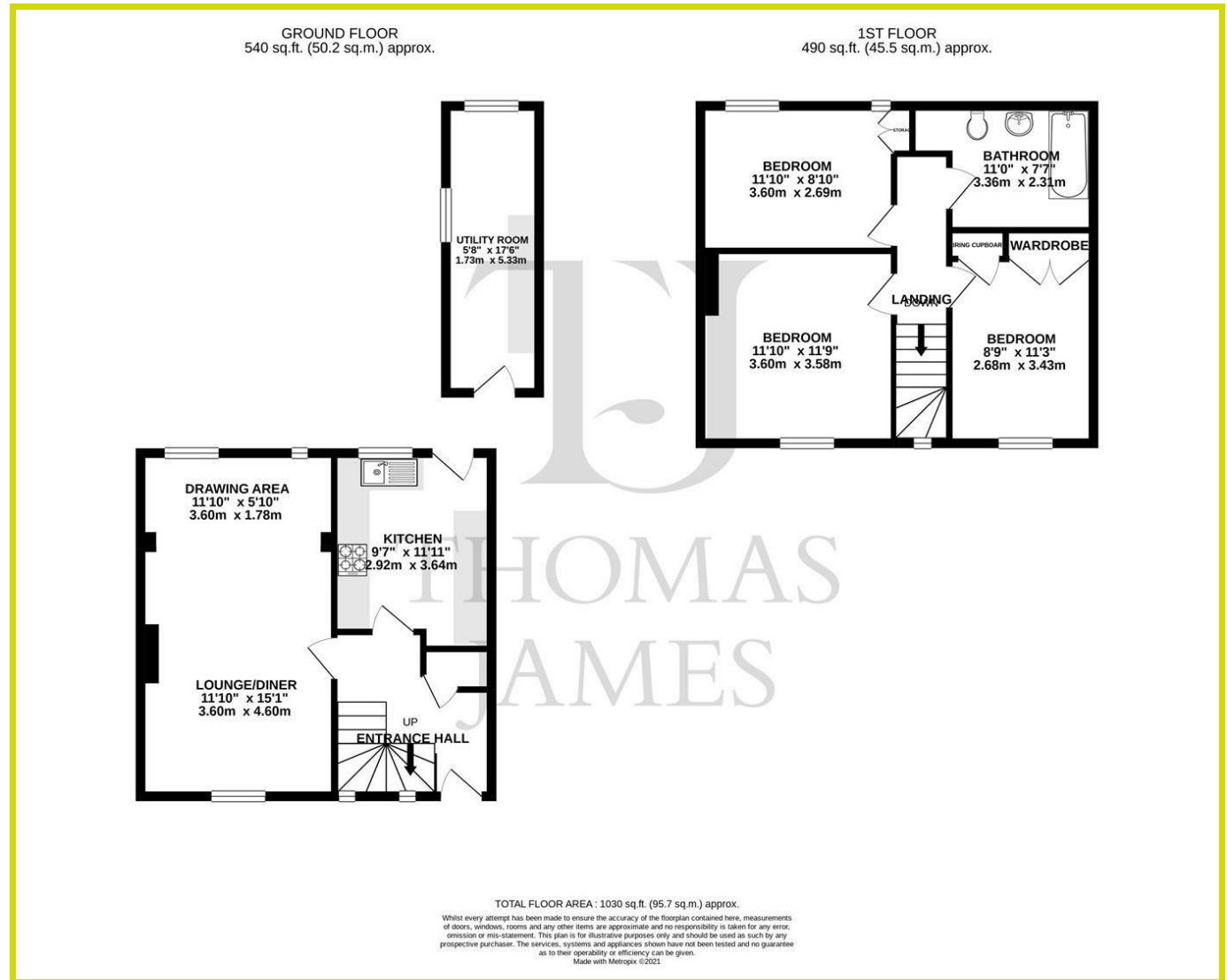
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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