

# property details **approval form**

22 Culvert Rise, Nottingham, Nottinghamshire, England, NG2 3EX

**Date:** 06 July 2026

**Property Ref and Version:** WBF104057 - 0007

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire, NG2 6BT

**T** 01159 819828 **E** westbridgford@williamhbrown.co.uk

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## >> **price**

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£420,000

Tenure: Freehold

## >> **key features**

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- > END-TERRACED TOWNHOUSE
- > FOUR DOUBLE BEDROOMS
- > BALCONY
- > MODERN OPEN-PLAN KITCHEN
- > EN-SUITE & FAMILY BATHROOM
- > GROUND FLOOR W.C.
- > POPULAR RESIDENTIAL LOCATION
- > EPC Rating: B

## >> **short description**

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William h Brown West Bridgford are delighted to present this STYLISH 4-BEDROOM END-TERRACED TOWNHOUSE, arranged over three floors and offering modern, SPACIOUS accommodation throughout. VIEWING IS HIGHLY RECOMMENDED!

## >> **long description**

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WELCOME TO CULVERT RISE

William h Brown are pleased to bring to the market this beautifully presented end-terraced townhouse, offering flexible living accommodation arranged over three floors. Finished to a high standard throughout, the property combines contemporary design with generous room sizes, making it ideal for families, professionals and buyers seeking modern living.

The accommodation briefly comprises: entrance hall, ground floor w.c., modern fitted kitchen and a spacious lounge/dining area with access to the rear garden. The first floor hosts two double bedrooms, one with an en-suite, alongside the family bathroom. The second floor offers a further double bedroom, a separate study which could be a fourth bedroom, and access to a balcony.

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Externally, the property benefits from a private rear garden and a balcony positioned on the top floor, providing an additional outdoor space. Culvert Rise is well positioned for access to local amenities, transport links and Nottingham city centre. Contact William h Brown West Bridgford to arrange your viewing today.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Hall**

A welcoming entrance hall with fitted flooring, access to the kitchen, ground floor w.c. and stairs rising to the first floor. Includes a radiator.

### **Kitchen**

17' 9" x 12' 6" ( 5.41m x 3.81m )

A modern fitted kitchen featuring a range of wall and base units, integrated oven and hob, worktop space, sink unit and window to the front elevation. Finished with contemporary flooring and a radiator.

### **Lounge / Dining Room**

14' 5" x 13' 7" ( 4.39m x 4.14m )

A stylish and spacious living area with ample room for seating and dining furniture. French doors provide access to the rear garden, with fitted flooring and a radiator.

### **Ground Floor W.C.**

Comprising low-level w.c. and wash hand basin. Includes extractor fan and tiled splashbacks.

### **First Floor Landing**

Providing access to bedrooms and bathroom, with fitted carpet and a radiator.

### **Bedroom 2**

14' 1" x 10' 10" ( 4.29m x 3.30m )

A generous double bedroom with fitted carpet, window to the rear elevation and a radiator.

### **En-Suite**

Fitted with a shower cubicle, wash hand basin and low-level w.c. Finished with modern tiling and a heated towel rail.

### **Bedroom 3**

14' 1" x 11' 2" ( 4.29m x 3.40m )

Another spacious double bedroom with fitted carpet, window to the front elevation and a radiator.

### **Bathroom**

Comprising a bath with overhead shower, wash hand basin and low-level w.c. Finished with tiled walls and flooring, plus a heated towel rail.

### **Second Floor Landing**

Providing access to the study, main bedroom and balcony, with fitted carpet and a radiator.

### **Bedroom 1**

14' 1" x 12' 6" ( 4.29m x 3.81m )

A spacious double bedroom with fitted carpet, window to the front elevation and a radiator.

### **Study**

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14' 1" x 9' 10" ( 4.29m x 3.00m )

A versatile additional room ideal for home working or dressing room, with fitted carpet, access to the balcony, and a radiator.

### **Outside**

To the rear is a private enclosed garden with decking and planted borders. The property also benefits from a single balcony, located on the second floor, offering additional outdoor space.

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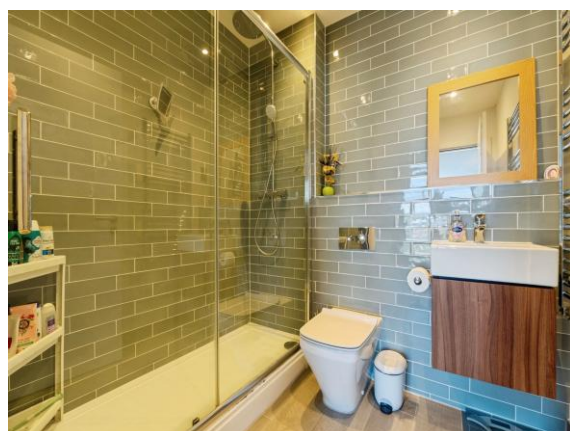
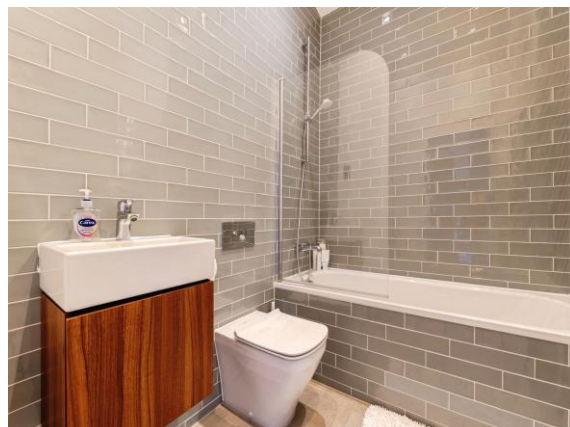
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## >> floor plan



Total floor area 152.1 m<sup>2</sup> (1,637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature

Date

<b>Matthew Steward</b>		
<b>Mr J.D. Marshman</b>		

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