



**Magpie Crescent, West Bridgford Nottingham NG2 7ZJ**

**welcome to**

**Magpie Crescent, West Bridgford Nottingham**

William h Brown at West Bridgford are delighted to market this beautifully presented four bedroom semi-detached townhouse in the highly sought after location of West Bridgford. VIEWING IS HIGHLY RECOMMENDED!



\*\*\* WELCOME TO MAGPIE CRESCENT\*\*\*

William h Brown are delighted to market this beautifully presented four bedroom semi-detached townhouse in the highly sought after location of the Linden homes development in West Bridgford. An additional to this stunning property it is still under the 10 year warranty with NHBC.

The house briefly consists of: entrance hall, downstairs w.c, kitchen/dining and integral garage. The first floor offers a lounge and a main bedroom with an en-suite. The second floor has two double bedrooms one with ensuite, a single bedroom and family bathroom. The property also benefits from a single integral garage, driveway and a private enclosed rear garden.

This semi-detached townhouse has excellent transport links very nearby including train station, as well as being just a short walk into West Bridgford and Nottingham City Centre. The property is situated in a highly sought after location of West Bridgford, hosting a range of bars, eateries and shops. Fantastic for school catchments areas which include West Bridgford, Beckett and Emmanuel Secondary school and Greythorn drive Primary school.

Please contact William H Brown West Bridgford today on 0115 981 9828 and book in for your viewing.

### Entrance Hall

### Kitchen/Diner

17' 3" x 11' 7" ( 5.26m x 3.53m )

### Downstairs W/C

### Integral Garage

### Lounge

17' 2" x 13' 5" ( 5.23m x 4.09m )

### Bedroom One

15' 3" x 12' 7" ( 4.65m x 3.84m )

### Ensuite

### Bedroom Two

14' 1" x 10' 1" ( 4.29m x 3.07m )

### Ensuite

### Bedroom Three

12' 1" x 10' 1" ( 3.68m x 3.07m )

### Bedroom Four

10' 7" x 6' 10" ( 3.23m x 2.08m )

### Family Bathroom

### Outside Space



**view this property online** [williamhbrown.co.uk/Property/WBF103059](http://williamhbrown.co.uk/Property/WBF103059)



welcome to

## Magpie Crescent, West Bridgford Nottingham

- 4 BEDROOMS SEMI-DETACHED TOWNHOUSE
- THREE STOREY
- TWO ENSUITES
- COUNCIL TAX BAND E
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: B

offers over

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF103059](http://williamhbrown.co.uk/Property/WBF103059)



Property Ref:  
WBF103059 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



Rossell House 13 Tudor Square, West  
Bridgford, NOTTINGHAM, Nottinghamshire,



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**