









welcome to

Seymour Road, West Bridgford Nottingham

RENOVATION PROJECT A 3-bedroom semi-detached property in the sought-after area of Lady Bay. The property boasts 2Reception rooms, a downstairs WC and a spacious garden.**NO CHAIN**













Entrance Porch

Entering via a glazed wooden framed door.

Entrance Hall

Fitted with carpet and a radiator.

Lounge

13' 10" into bay x 10' 11" max (4.22m into bay x 3.33m max)

A bay fronted lounge with a gas fire and carpet.

Dining Room

11' 11" x 10' 11" max (3.63m x 3.33m max) Has a rear aspect and is fitted with a gas fire and carpet.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Offering dual aspect to the side and rear with a rear door out to the garden. Fitted with base and eye level units.

Cloakroom

Positioned under the stairs with a WC and a side window.

Landing

Fitted with carpet, with a side window and access to the loft hatch.

Bedroom 1

11' 11" x 10' 11" into wardrobe (3.63m x 3.33m into wardrobe)

A rear aspect double bedroom with fitted wardrobes, carpet and a radiator.

Bedroom 2

12' \times 9' 11" into wardrobe (3.66m \times 3.02m into wardrobe) A double bedroom sitting at the front of the property with fitted wardrobes, carpet and a radiator.

Bedroom 3

8' 5" x 7' 10" (2.57m x 2.39m)

A single bedroom at the front of the property with a radiator.

Bathroom

Comprising of a bath with an overhead shower, a washbasin and a radiator.

Separate Wc

Comprising of a WC and a side window.

Outside

The property offer a gated front. To the rear is a spacious garden with a patio, lawn, shed and a brick buildt outhouse. There is street parking available.





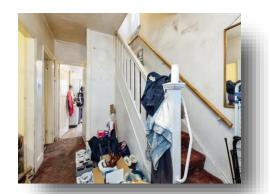
welcome to

Seymour Road, West Bridgford **Nottingham**

- 3-BEDROOM SEMI-DETACHED PROPERTY
- **2 RECEPTION ROOMS**
- SPACIOUS REAR GARDEN
- IN NEED OF A RENOVATION
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBF102499 - 0006 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 quidance 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.



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