



Gertrude Road, West Bridgford Nottingham NG2 5DA

welcome to

Gertrude Road, West Bridgford Nottingham

William h brown have pleasure in offering this excellent three bedroom detached house, offered on a chain free basis and perfectly situated in the heart of Lady Bay.



Entrance Porch

Door to front aspect, tiled flooring

Entrance Hall

Door to front aspect, understairs larder cupboard, radiator

Dining Room

11' 3" x 10' 11" plus bay window (3.43m x 3.33m plus bay window)

Bay window to front aspect, radiator, gas fireplace, opening to living room

Living Room

13' 1" x 11' 3" (3.99m x 3.43m)

Woodburner, television point, radiator, bi-fold doors to rear garden

Kitchen

14' 10" x 6' 7" (4.52m x 2.01m)

Fitted with wall and base units with work surfaces over, two electric ovens, gas hob with cooker hood above, single bowl stainless steel sink, integral dishwasher, cupboard housing combi boiler, window to rear aspect and door to side aspect

Landing

With doors leading to all bedrooms, bathroom and WC

Cloakroom

Low level WC, window to side aspect

Bathroom

Vanity unit, walk in shower cubicle, extractor fan, airing cupboard, heated towel rail, window to rear aspect

Bedroom One

13' 1" x 11' 4" (3.99m x 3.45m)

Window to rear aspect, fitted wardrobes, radiator

Bedroom Two

11' 5" x 11' 10" (3.48m x 3.61m)

Window to front aspect, fitted wardrobe, radiator

Bedroom Three

7' 2" x 6' 7" (2.18m x 2.01m)

Window to front aspect, radiator

External

To the front there is a driveway with a dropped kerb, providing parking for up to two vehicles. The rear garden is fully enclosed and predominantly laid to lawn, with a raised decking area, separate paved patio area, and a vegetable patch, alongside mature trees and shrubs.



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welcome to

Gertrude Road, West Bridgford Nottingham

- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- CHAIN FREE
- LARGE REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103503 - 0006

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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.



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