

HoldenCopley

PREPARE TO BE MOVED

Gordon Road, West Bridgford, Nottinghamshire NG2 5LX

Offers Over £410,000

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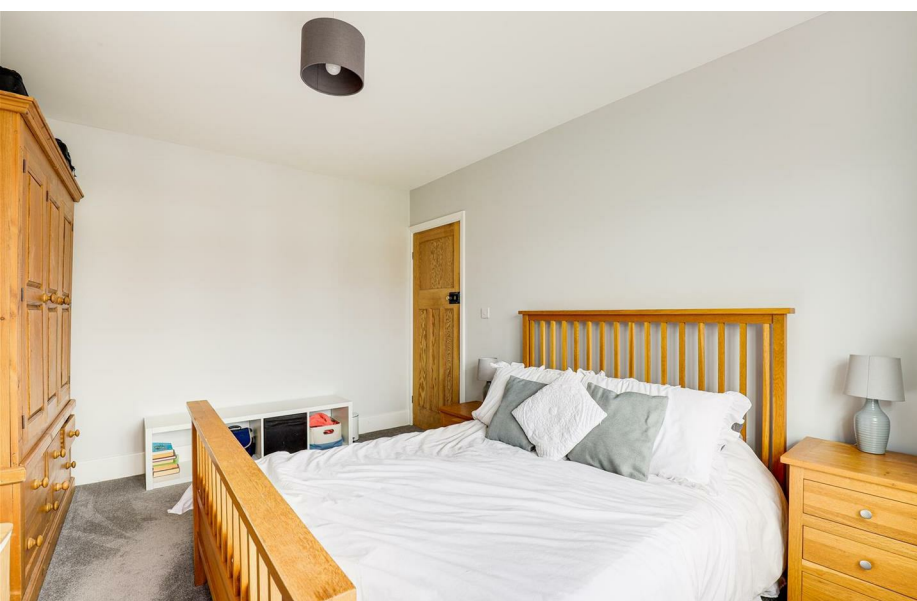


LOCATION LOCATION LOCATION...

This beautifully renovated three-bedroom semi-detached house in the sought-after location of West Bridgford is an ideal family home. The property benefits from excellent transport links, a wide variety of local amenities, and is within the catchment area for top-rated schools, including Rushcliffe Spencer Academy and West Bridgford Junior School, all while providing easy access to the City Centre. As you enter, the welcoming entrance hall leads to the dining room, which features a large bay window that fills the space with natural light. The living room, positioned at the rear of the house, opens out to the garden through double French doors, creating a seamless blend of indoor and outdoor living. The fitted kitchen diner offers a perfect space for culinary endeavors, complemented by the convenience of a ground-floor W/C. On the upper level, you'll find two spacious double bedrooms and a single bedroom, all served by a recently fitted, stylish four-piece bathroom suite. Outside, the property offers a driveway for off-road parking, access to the garage, and a front garden with a lawn and an array of plants and shrubs. The generous-sized rear garden features a patio seating area and a lawn, providing an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 12'7" (1.96m x 3.86m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, obscure windows to the front elevation and a single door providing access into the accommodation.

Dining Room

12'4" x 11'4" (3.76m x 3.46m)

The dining room has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed bay window to the front elevation.

Living Room

11'4" x 13'11" (3.47m x 4.25m)

The living room has carpeted flooring, a radiator, a picture rail, in-built storage cupboard and double French doors opening out to the rear garden.

Kitchen Diner

7'5" x 20'1" (2.28m x 6.14m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, space for a cooker, space and plumbing for a washing machine and dishwasher, partially tiled walls, a radiator, recessed spotlights, tiled flooring & laminate wood-effect flooring, two UPVC double-glazed windows to the side and rear elevations and a single door providing access to the rear garden.

W/C

2'6" x 5'2" (0.77m x 1.58m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring, a wall-mounted boiler and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

4'3" x 6'2" (1.31m x 1.89m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the boarded loft via a dropdown ladder.

Master Bedroom

13'10" x 10'9" (4.24m x 3.28m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'8" x 10'11" (3.27m x 3.34m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'3" x 8'10" (2.21m x 2.71m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7'1" x 7'8" (2.17m x 2.35m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, a lawn, plants and shrubs and hedger border boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, hedge borders and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

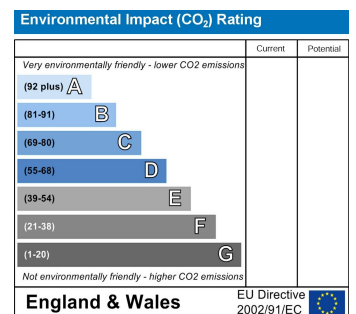
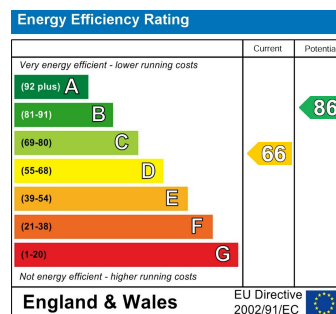
The vendor has advised the following:

Property Tenure is Freehold

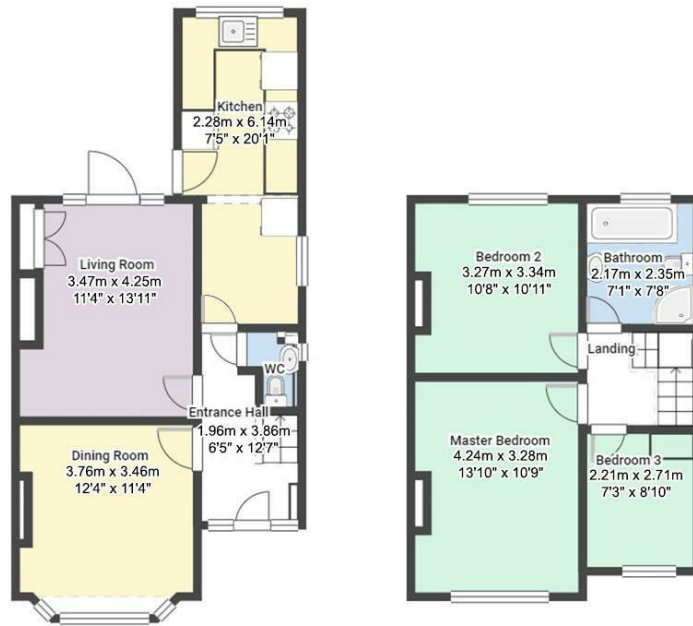
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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