

HoldenCopley

PREPARE TO BE MOVED

Lady Bay Road, West Bridgford, Nottinghamshire NG2 5DT

Guide Price £400,000 - £425,000

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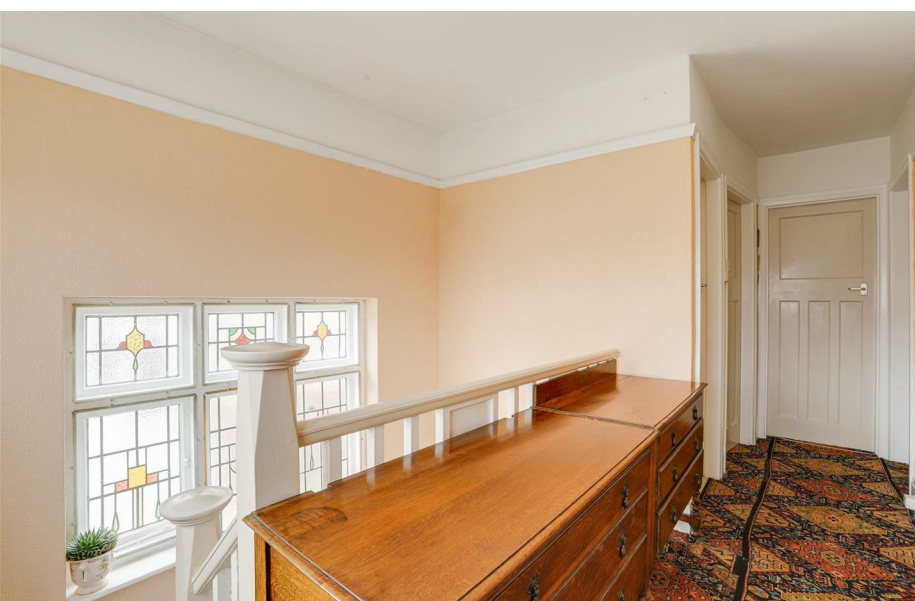
GUIDE PRICE: £400,000 - £425,000

LOCATION, LOCATION, LOCATION...

Brimming with character and original features, this delightful three-bedroom semi-detached family home is perfect for those seeking a blend of charm and spacious living. Adorned with beautiful stained-glass windows and picture rails, the property offers an abundance of period charm while providing generous accommodation both inside and out. Situated in a highly sought-after location, the home benefits from easy access to local amenities, including the picturesque River Trent, The City Ground, shops, eateries, and excellent transport links, with convenient access into Nottingham City Centre. The ground floor welcomes you with an inviting entrance hall featuring a cloak cupboard, leading to two well-proportioned reception rooms, each boasting a feature fireplace. A fitted kitchen, a WC, and a covered side extension leading to the garden complete the ground-floor layout. Upstairs, the first floor hosts three spacious double bedrooms, all serviced by a shower room and a separate WC. Externally, the property is equally impressive, with a gated driveway and a carport at the front. The generous rear garden offers plenty of space to enjoy the outdoors, a well-maintained lawn, fruit trees, greenhouse with established fruiting vine and garden shed all set in a cottage garden. A fantastic opportunity for buyers looking for a character-filled home in a prime location, with scope for modernisation to create their perfect living space.

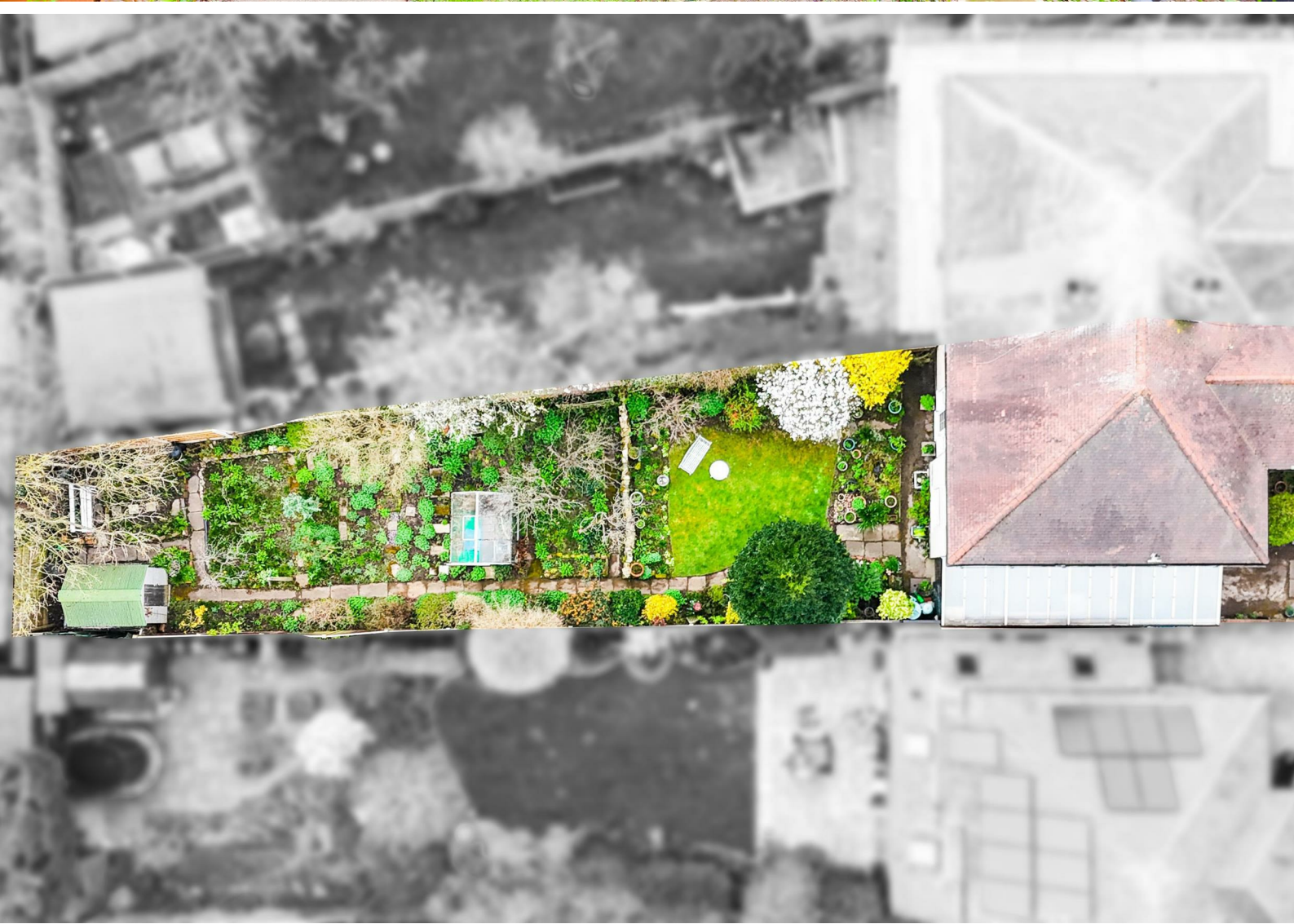
MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor WC & Covered Side Extension
- First-Floor Shower Suite With Separate WC
- Fantastic-Sized Garden Featuring New Fence Panels
- New Double-Glazing To The Rear
- Gated Driveway With Car-Port
- Sought-After Location





GROUND FLOOR

Entrance Hall

15'5" max x 8'7" (4.71m max x 2.64m)

The entrance hall has a wall-mounted electric radiator, an in-built cloak cupboard, a picture rail, and a single wooden door with stained-glass inserts providing access into the accommodation.

WC

4'7" x 2'8" (1.40m x 0.83m)

This space has a low level dual flush WC and a single-glazed window to the side elevation.

Living Room

15'3" into bay x 12'2" (4.66m into bay x 3.73m)

The living room has a single-glazed bay window with stained-glass to the front elevation, lino flooring, a feature fireplace with a decorative tiled surround, a picture rail, and a TV point.

Dining Room

14'5" x 12'2" (4.40m x 3.71m)

The dining room has lino flooring, a picture rail, a feature fireplace with a decorative tiled surround, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

Kitchen

13'4" max x 8'7" (4.07m max x 2.63m)

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, partially tiled walls, ceiling tiles, a single-glazed obscure window to the side elevation, a UPVC double-glazed window to the rear elevation, and a single wooden door to the covered side extension.

Covered Side Extension

18'0" x 6'10" (5.50m x 2.09m)

This space has a polycarbonate roof with a wooden frame, power points, patio flooring, double wooden doors providing access to the front driveway, and a single door opening out to the rear garden.

FIRST FLOOR

Landing

16'0" x 4'3" (4.88m x 1.31m)

The landing has carpeted flooring, a picture rail, stained-glass windows to the front and side elevation, and provides access to the front elevation.

WC

5'1" x 2'8" (1.55m x 0.82m)

This space has a low level dual flush WC and a single-glazed obscure window to the side elevation.

Shower Room

5'5" x 5'1" (1.66m x 1.55m)

The shower room has a wall-hung wash basin, a shower enclosure with a wall-mounted electric shower fixture, lino flooring, fully tiled walls, a chrome towel rail, and a single-glazed obscure window to the side elevation.

Bedroom One

15'3" into bay x 12'2" (4.66m into bay x 3.71m)

The main bedroom has a single-glazed bay window with stained-glass to the front elevation, carpeted flooring, and a picture rail.

Bedroom Two

14'5" x 12'2" (4.40m x 3.71m)

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

Bedroom Three

11'1" max x 8'8" (3.40m max x 2.66m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and access to the loft via a drop-down ladder.

OUTSIDE

Front

To the front of the property, there is a gated driveway leading to a carport,

providing off-road parking. The area is further enhanced by a range of plants and shrubs, with fence-panel boundaries.

Rear

To the rear of the property is a private, enclosed garden featuring a patio pathway, an extensive lawn, and a variety of mature trees, plants, and shrubs. There is also a shed, a greenhouse, and fenced boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - Planning consent has been granted for an extension of the adjoining property at 109 Lady Bay Road, with a Party Wall Agreement already entered into with the owner. Additionally, the front bedroom has had damp ingress addressed, with the lead gutter being replaced on 07.03.2025.

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.

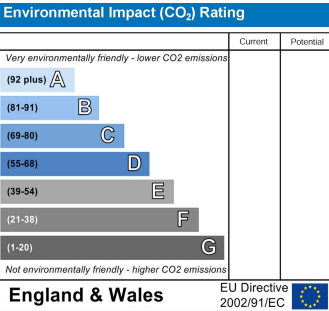
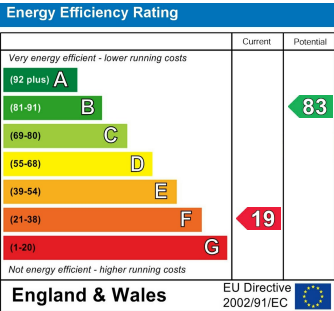
The vendor has advised the following:

Property Tenure is Freehold

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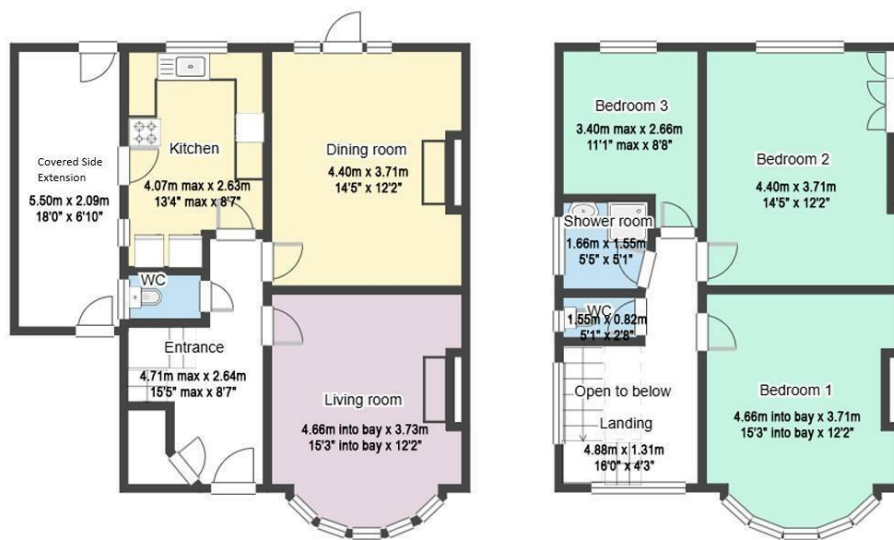
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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