

HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DA

Guide Price £400,000 - £450,000

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GUIDE PRICE £400,000 - £425,000

LOCATION, LOCATION, LOCATION...

This charming three-storey semi-detached home is located in a highly sought-after area, offering an ideal combination of comfort, convenience, and practicality perfect for a growing family. The property is well-connected with excellent transport links, providing easy access to a range of shops, restaurants, and other local amenities. Additionally, it falls within the catchment area of highly regarded schools, ensuring quality education options are within reach. Upon entering the home, the ground floor welcomes you with a hallway leading to the living room, which features a bay window that fills the space with natural light and a striking feature fireplace. Adjacent to the living room is a separate dining room, providing a perfect setting for family meals and entertaining. The fitted kitchen is well-equipped with ample storage and workspace, making it a practical and functional area for cooking. There is also access to the cellar, offering additional storage space. The first floor comprises two generously sized double bedrooms, both of which are well-lit and spacious. A well-appointed three-piece bathroom suite serves this floor, offering both comfort and convenience. On the second floor, there are two further double bedrooms, each providing ample space and flexibility, whether used as additional sleeping quarters, a home office, or a guest room. Externally, the property features a courtyard to the front, as well as a driveway that leads to a carport, providing secure off-road parking. The rear garden offers a mix of outdoor spaces, including a patio area for outdoor dining, a lawn for recreational use, and a planted section that adds a touch of greenery. Additionally, a brick-built outbuilding provides extra storage, while the entire garden is enclosed with a fence-panelled boundary, ensuring privacy and security.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway
3'5" x 3'0" (1.05m x 0.92m)

The hallway has carpeted flooring, and a composite door providing access into the accommodation.

Living Room
12'5" x 14'6" (3.79m x 4.42m)

The living room has a double glazed bay window to the front elevation, a TV point, a feature fireplace with a stone effect surround, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room
12'4" x 12'4" (3.76m x 3.76m)

The dining room has double glazed windows to the side and rear elevation, a feature fireplace with a decorative surround, a picture rail, a radiator, and carpeted flooring.

Kitchen
13'10" x 6'6" (4.24m x 1.99m)
The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled splash back, vinyl flooring, two double glazed windows to the side and rear elevations, and a door opening to the rear garden.

BASEMENT

Cellar
6'2" x 12'5" (1.89m x 3.80m)
The cellar has ample storage.

Cellar
5'7" x 12'5" (1.71m x 3.81m)
The cellar has ample storage.

FIRST FLOOR

Landing
5'1" x 12'4" (1.57m x 3.77m)
The landing has a double glazed window to the side elevation, a radiator, and carpeted flooring.

Bedroom One
11'4" x 10'2" (3.46m x 3.11m)
The first bedroom has two double glazed windows to the front elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Four
9'11" x 7'0" (3.04m x 2.14m)
The fourth bedroom has double glazed windows to the rear elevation, a radiator, an in-built cupboard wardrobes, and carpeted flooring.

Bathroom
4'11" x 10'2" (1.52m x 3.10m)

The bathroom has a double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower with a rainfall and handheld shower fixture, a radiator with a heated towel rail, an in-built cupboard, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing
The upper landing has carpeted flooring, and access to the first floor accommodation.

Bedroom Two
12'5" x 11'4" (3.80m x 3.46m)

The second bedroom has a double glazed window to the side elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Three
12'3" x 9'10" (3.75m x 3.02m)

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

OUTSIDE

Front
To the front of the property is a courtyard, and a driveway with access to a carport.

Rear
To the rear of the property is a patio area, a lawn, a planted area, a brick built out building, a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 - Gedling Borough Council - Band G
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.

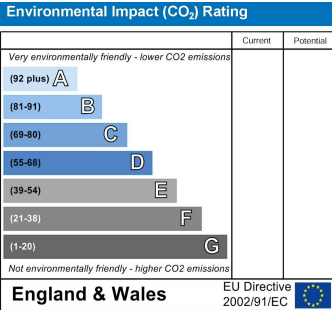
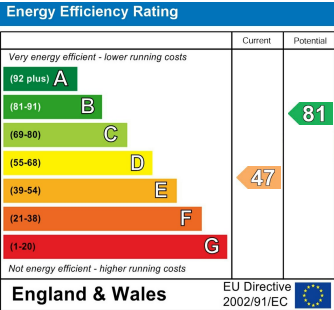
The vendor has advised the following:
Property Tenure is Freehold

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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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