

HoldenCopley

PREPARE TO BE MOVED

Trent Boulevard, West Bridgford, Nottinghamshire NG2 5BN

Guide Price £350,000

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SPACIOUS FAMILY HOME WITH FANTASTIC POTENTIAL...
GUIDE PRICE £350,000 - £375,000

This three-bedroom semi-detached house is bursting with space and potential, making it an ideal purchase for a wide range of buyers looking to put their own stamp on a property. Spanning three floors and offered to the market with no upward chain (sold as seen), this home provides a fantastic opportunity to create a truly personalised living space. Situated in the highly sought-after area of West Bridgford, the property enjoys close proximity to a wealth of local amenities, scenic riverside walks along the River Trent, excellent school catchments including Lady Bay Primary School, and superb transport links offering easy access into Nottingham City Centre. The ground floor comprises an entrance hall and inner hallway, a spacious lounge and dining room featuring a charming fireplace, a fitted kitchen, and access to a cellar—ideal for storage or potential conversion. The first floor hosts two generously sized double bedrooms, serviced by a spacious bathroom suite, while the second floor offers a further double bedroom, perfect as a master or guest room. Outside, the property benefits from a generous rear garden with patio areas, a lawn, and a shed—ideal for outdoor entertaining or family life. With its prime location and endless possibilities, this is a home not to be missed.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Large Open Plan Lounge - Diner
- Fitted Kitchen
- Versatile Cellar Spaces
- Three-Piece Bathroom Suite
- Fantastic-Sized Garden
- Sought-After Location
- Sold As Seen
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 3'1" (0.95 x 0.94)

The entrance hall has a single door providing access into the accommodation.

Hallway

12'11" x 3'1" (3.95 x 0.94)

The inner hall has stripped timber flooring and stairs, a dado rail, a radiator, coving to the ceiling, and a decorative ceiling arch.

Lounge-Diner

29'1" x 10'10" (8.87 x 3.32)

The lounge has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the rear elevation, stripped timber flooring, a dado rail, coving to the ceiling, a TV point, space for a dining table, a radiator, a recessed feature fireplace, wall-light fixtures, and an internal obscure window looking into the kitchen.

Kitchen

12'9" x 8'7" (3.90 x 2.62)

The kitchen has a range of fitted base and wall units with a wrap-around worktop, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, partially tiled walls, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden. Additionally, there is access to the cellar.

BASEMENT LEVEL

Cellar

17'4" x 3'1" (5.30 x 0.96)

Cellar

11'0" x 4'5" (3.37 x 1.37)

Cellar

11'1" x 8'2" (3.38 x 2.49)

FIRST FLOOR

Landing

13'1" x 2'5" (3.99 x 0.75)

The landing has stripped timber flooring, a dado rail, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 12'10" (4.43 x 3.92)

The main bedroom has two UPVC double-glazed windows to the front elevation, stripped timber flooring, coving to the ceiling, and a radiator.

Bedroom Three

13'1" x 8'7" (3.99 x 2.64)

The third bedroom has a UPVC double-glazed window to the rear elevation, stripped timber flooring, a radiator, coving to the ceiling, and in-built cupboards.

Shower Room

9'3" x 6'2" (2.84 x 1.90)

The shower room has a low level dual flush WC, a pedestal wash basin, a corner-fitted shower enclosure with a wall-mounted electric shower, vinyl flooring, partially tiled walls, an extractor fan, a radiator, a chrome towel rail, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

14'5" x 13'1" (4.41 x 4.01)

The second bedroom has a UPVC double-glazed window to the side elevation and stripped timber flooring.

OUTSIDE

Front

To the front of the property is an enclosed forecourt garden, featuring a pathway bordered by palisade and complemented by a variety of mature plants and shrubs.

Rear

To the rear of the property is a private, enclosed garden offering a charming outdoor space, complete with a crazy paved area, external lighting, an additional patio, a lawn, a garden shed, and a variety of mature plants and shrubs, all enclosed by fence panelled boundaries and established hedges for added privacy.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

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

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to 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 – 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.

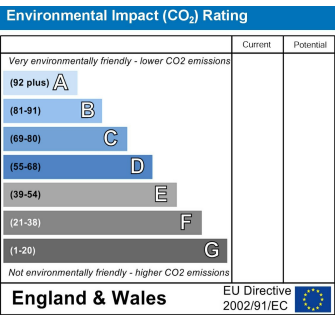
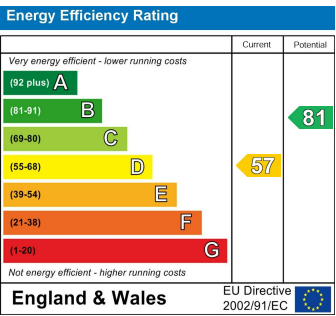
The vendor has advised the following:

Property Tenure is Freehold

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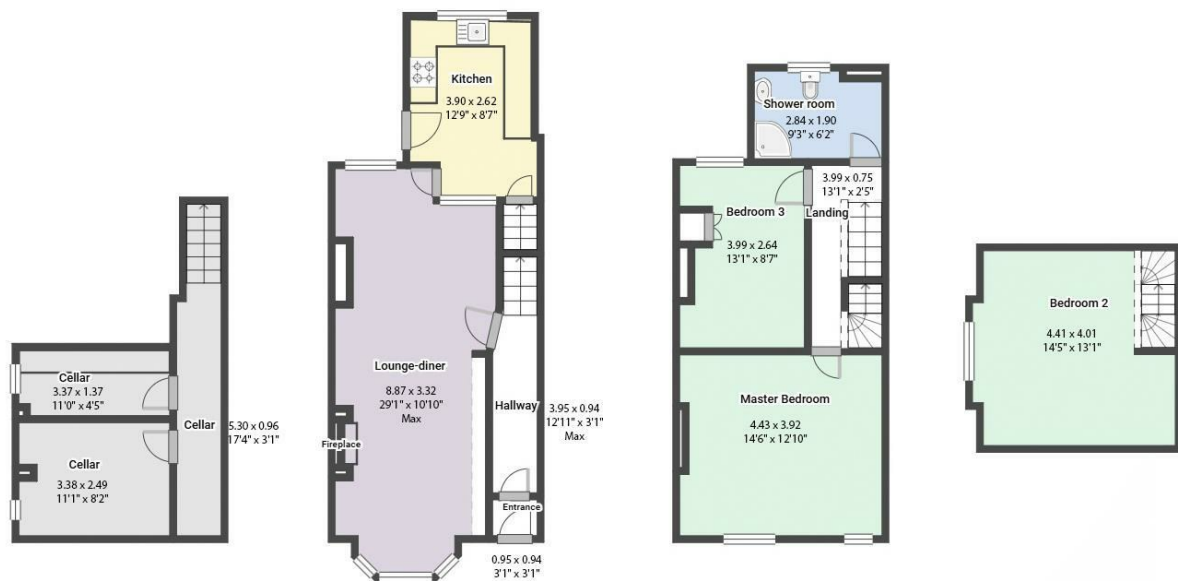
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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