

HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DB

Guide Price £375,000

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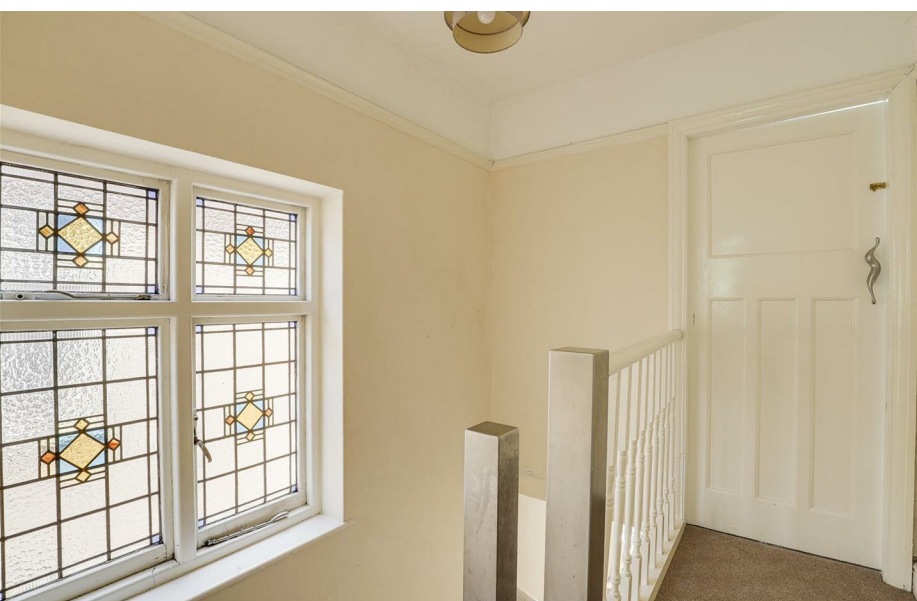
GUIDE PRICE OF £375,000 - £400,000

NO UPWARD CHAIN

This three-bedroom detached home is ideally situated in a highly sought-after location, offering easy access to a wide range of local amenities including shops, excellent transport links, and top rated school catchments—making it perfect for families and commuters alike. The property can be sold with or without tenants, offering flexibility for both investors and owner-occupiers. The accommodation comprises an entrance hall, a spacious living room with open access to the dining area, where double French doors lead out to the rear garden, creating a lovely flow between indoor and outdoor living. The dining area also connects to a well-proportioned fitted kitchen, complete with a handy pantry for additional storage. Upstairs, the first floor offers three bedrooms and a three-piece bathroom suite. This property provides a fantastic opportunity for a buyer to add their own personal touch and create a home tailored to their taste. To the front, convenient on-street parking is available and to the rear a private and well-established rear garden, featuring a paved patio area, a neatly kept lawn, and an array of mature shrubs and trees.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen With Pantry
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'11" x 6'7" (5.17m x 2.01m)

The entrance hall has a circular stained glass window to the front elevation, an entrance mat, carpeted flooring and stairs, an under the stairs open storage cupboard, a radiator and a single door providing access into the accommodation.

Living Room

11'5" x 14'2" (3.50m x 4.32m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving and open access into the dining room.

Dining Room

13'0" x 11'4" (3.98m x 3.46m)

The dining room has carpeted flooring, a radiator, coving, open access into the kitchen and UPVC double French doors providing access out to the garden.

Kitchen

7'8" x 7'2" (2.36m x 2.19m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a hob with an extractor hood, a stainless steel sink with a drainer, tiled flooring, access into the pantry, a wall-mounted boiler and UPVC double-glazed windows to the side and rear elevation.

FIRST FLOOR

Landing

7'8" x 6'5" (2.35m x 1.97m)

The landing has a stained glass window to the side elevation, carpeted flooring, a picture rail and provides access to the first floor accommodation.

Master Bedroom

11'3" x 13'0" (3.45m x 3.98m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe with over the head cupboards.

Bedroom Two

11'11" x 11'5" (3.65m x 3.48m)

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

Bedroom Three

6'5" x 7'11" (1.97m x 2.42m)

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

Bathroom

8'8" x 6'5" (2.66m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a seat and an electric shower, tiled flooring, a radiator, partially tiled walls, access into the loft, a window to the side elevation and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front is on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a patio, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

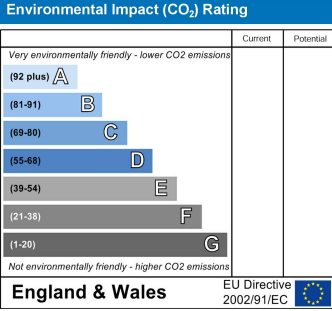
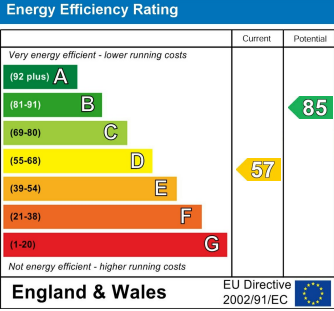
The vendor has advised the following:

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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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