

HoldenCopley

PREPARE TO BE MOVED

Trent Boulevard, West Bridgford, Nottinghamshire NG2 5BB

Guide Price £400,000

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GUIDE PRICE £400,000 - £425,000

FANTASTIC INVESTMENT OR RESIDENTIAL OPPORTUNITY...

This substantial five-bedroom property is currently operating as a fully-let HMO, making it a ready-made investment with immediate income. However, it also offers the flexibility to be converted back into a spacious family home if desired. Situated in the ever-popular area of West Bridgford—just a short distance from local amenities, transport links, excellent schools, Nottingham City Centre, the QMC and both Universities—this home enjoys a highly convenient and sought-after location. The accommodation is generously proportioned throughout and arranged over three floors. The ground floor comprises an entrance hall, two versatile reception rooms perfect for family living or communal use, an open plan dining area and fitted kitchen, a separate utility room, and access to a large cellar split into three sections. Upstairs, the first floor hosts three spacious double bedrooms, a bathroom suite and a separate WC, while the top floor offers two additional double bedrooms—ideal for growing families or flexible working-from-home space. Externally, the property enjoys a driveway offering off-street parking and a private, enclosed mature garden to the rear—perfect for outdoor entertaining or relaxing in warmer months. Whether you're an investor looking for a turnkey rental or a homeowner seeking a sizeable property to make your own, this is a rare opportunity in a prime residential location.

MUST BE VIEWED





- Semi-Detached House
- 5-Bed HMO - Fully Let
- Two Reception Rooms
- Open Plan Kitchen Diner
- Cellar For Storage
- Three-Piece Bathroom Suite & Additional WC
- Enclosed Garden
- Off-Road Parking
- Sought-After Location
- Perfect For A Range Of Buyers





GROUND FLOOR

Porch

The porch has double doors providing access into the accommodation.

Entrance Hall

22'3" x 4'7" (6.79m x 1.40m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a decorative ceiling arch, and a single door with glass inserts via the porch.

Living Room

14'9" x 12'11" (4.52m x 3.95m)

The living room has a sliding sash bay window to the front elevation, wooden flooring, a TV point, coving to the ceiling, and a radiator.

Dining Room

11'11" x 11'11" (3.65m x 3.64m)

The dining room has a sliding sash window to the side elevation, tiled flooring, fitted cupboards, space for a fridge freezer, a radiator, access to the cellar, and open plan to the kitchen.

Kitchen

7'8" x 8'4" (2.35m x 2.56m)

The kitchen has a range of fitted base units with worktops, a ceramic sink with a mixer tap and drainer, space for a cooker, tiled splashback, tiled flooring, a sliding sash window to the rear elevation, and a single door providing access to the garden.

Utility Room

7'10" x 3'8" (2.40m x 1.14m)

The utility room has a fitted worktop, space and plumbing for the washing machine, space for a tumble-dryer, a wall-mounted boiler, tiled flooring, and partially tiled walls.

Sitting Room

11'6" x 12'10" (3.51m x 3.93m)

This room has a sliding sash window to the side and rear elevation, an open fireplace with a tiled surround, wooden flooring, and coving to the ceiling.

BASEMENT LEVEL

Cellar One

12'11" x 2'7" (3.95m x 0.79m)

The cellar has lighting.

Cellar Two

11'6" x 4'7" (3.52m x 1.42m)

The cellar has lighting.

Cellar Three

7'10" x 11'1" (2.41m x 3.40m)

The cellar has lighting.

FIRST FLOOR

Landing

2'9" x 16'4" (0.85m x 4.99m)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Master Bedroom

18'1" x 11'11" (5.52m x 3.64m)

The main bedroom has a sliding sash window and a sliding sash bay window to the front elevation and wooden flooring.

Bedroom Two

12'11" x 11'7" (3.94m x 3.54m)

The second bedroom has a sliding sash window to the rear elevation, a radiator, a recessed chimney breast alcove with a tiled surround, and wooden flooring.

Inner Landing

3'2" x 7'2" (0.99m x 2.20m)

WC

5'8" x 2'11" (1.73m x 0.91m)

This space has a low level dual flush WC, a wall-mounted wash basin, a radiator, tiled flooring, partially tiled walls, and a sliding sash window to the side elevation.

Bathroom

8'3" x 8'6" (2.52m x 2.60m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a sliding sash window to the side elevation.

Bedroom Three

11'10" x 7'11" (3.62m x 2.42m)

The third bedroom has a sliding sash window to the rear elevation,

SECOND FLOOR

Upper Landing

3'4" x 9'10" (1.02m x 3.00m)

The upper landing has carpeted flooring, a circular skylight window, and provides access to the second floor accommodation.

Bedroom Four

17'8" x 8'11" (5.41m x 2.73m)

The fourth bedroom has a sliding sash window to the side elevation, a Velux window, wooden flooring, and two radiators.

Bedroom Five

11'7" x 9'8" (3.55m x 2.96m)

The fifth bedroom has a sliding sash window to the side elevation, wooden flooring, and a radiator.

OUTSIDE

Front

To the front of the property is a block-paved driveway and gated access to the rear garden.

Rear

To the rear of the property is an enclosed mature garden.

ADDITIONAL INFORMATION

Broadband Networks Available - 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.

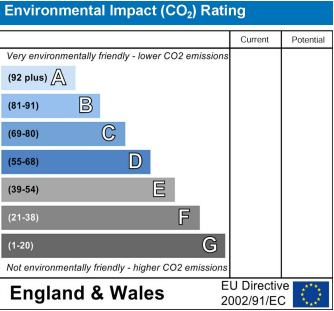
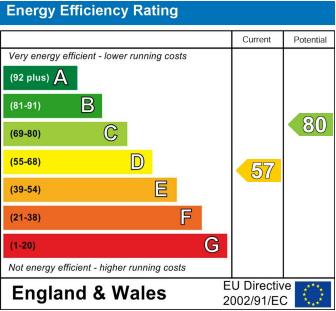
The vendor has advised the following:

Property Tenure is Freehold

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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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