

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, West Bridgford, Nottinghamshire NG2 5DG

Guide Price £350,000

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GUIDE PRICE £350,000-£375,000
SEMI-DETACHED HOME IN PRIME WEST BRIDGFORD LOCATION...

This well-proportioned three-bedroom Victorian semi-detached house offers a fantastic opportunity for a range of buyers, from first-time homeowners to families or investors. Situated in the heart of highly sought-after West Bridgford, just a short walk from the town centre, this property is ideally located close to a wealth of local amenities, excellent schools, and scenic green spaces. Internally, the accommodation is both generous and versatile, ready for the next owners to put their own stamp on it. The ground floor comprises a welcoming entrance hall, a bright bay-fronted living room, a separate dining room, and a fitted kitchen with ample storage and worktop space. The kitchen also gives access to a cellar with lighting – ideal for storage or potential future use. Upstairs, the first floor hosts two double bedrooms, a well-proportioned single bedroom, and a three-piece bathroom suite. The layout offers flexibility for growing families, home workers or guest space. To the front of the property is a low-maintenance courtyard, with on-street parking and gated access to an enclosed rear garden featuring a natural lawn, established planter borders, and fenced boundaries, providing a private outdoor retreat. Backing onto the Grantham Canal towpath, this property enjoys a peaceful setting while being just moments from the bustling centre of West Bridgford, which offers an array of shops, cafes, bars, and restaurants. It also sits within the catchment area of highly regarded schools such as Rushcliffe Spencer Academy and The West Bridgford School (rated Outstanding by Ofsted), and boasts excellent transport links into Nottingham City Centre via nearby main bus routes.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Good-Sized Enclosed Rear Garden
- On-Street Parking
- High Sought-After Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

12*9" x 2*11" (3.89m x 0.90m)

The entrance hall has carpeted flooring, coving to the ceiling, a picture rail, a radiator, and a UPVC door providing access to the accommodation.

Living Room

11*11" x 14*5" (3.63m x 4.39m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace set in a hearth with a decorative surround, shelving in the alcoves, a radiator, and a UPVC double-glazed window to the front elevation.

Dining Room

12*0" x 11*5" (3.68m x 3.48m)

The dining room has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the rear elevation.

Kitchen

8*11" x 16*4" (2.74m x 4.99m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer and filter tap, a gas hob with an extractor fan, an integrated oven, an integrated dishwasher, a washing machine, a tiled splashback, space for a fridge freezer, space for a dining table, a radiator, tiled flooring, UPVC double-glazed windows to the side and rear elevations, a UPVC door providing access to the rear garden, and access to the cellar.

BASEMENT

Cellar One

17*7" x 2*8" (5.36m x 0.83m)

The cellar has lighting.

Cellar Two

5*9" x 12*1" (1.77m x 3.69m)

The cellar has lighting.

Cellar Three

5*10" x 12*0" (1.78m x 3.68m)

The cellar has lighting.

FIRST FLOOR

Landing

12*0" x 5*1" & 7*1" x 2*8" (3.66m x 1.56m & 2.16m x 0.82m)

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

Master Bedroom

12*0" x 15*5" (3.66m x 4.71m)

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

Bedroom Two

9*10" x 12*0" (3.01m x 3.66m)

The second bedroom has wood flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9*3" x 9*2" (2.82m x 2.80m)

The third bedroom has carpeted flooring, a radiator, a vaulted ceiling, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Shower Room

6*7" x 6*0" (2.01m x 1.83m)

The shower room has a low-level dual flush W/C, a pedestal wash basin, a wet-room style shower with a mains-fed shower and handheld showerhead, an extractor fan, a radiator, vinyl flooring, partially tiled walls, a vaulted ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small, low-maintenance forecourt, a shared pathway down the side of the house leading to gated access to the rear garden, and access to on-street parking.

Rear

At the rear of the property lies an enclosed garden, boasting a well-maintained lawn, planter borders filled with a variety of shrubs, an outside tap, external lighting, and fence-panelled 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
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk –Flooding in the past 5 years+
- Flood Risk Area Yearly - Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

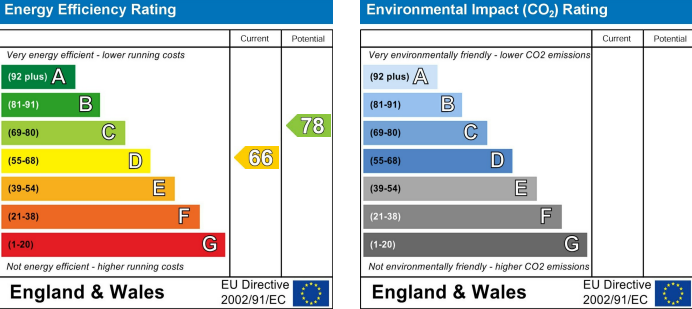
DISCLAIMER

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 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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