

HoldenCopley

PREPARE TO BE MOVED

Elm Tree Avenue, West Bridgford, Nottinghamshire NG2 7JU

£495,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this Victorian five-bedroom detached property is nestled in the highly sought-after location of West Bridgford, with easy access to the lively town centre with its popular shops, bars, eateries and excellent commuter links, as well as being within catchment for outstanding schools including The West Bridgford School. Spanning three stories, this home presents an excellent opportunity for renovation and restoration, offering immense potential and character. Internally, to the ground floor is an entrance hall, a bay-fronted living room with fireplace, a spacious dining room, and a fitted kitchen with access to the garden. The first floor offers two large double bedrooms, a storage space, and a three-piece bathroom suite. The second floor benefits from an additional three bedrooms, two of which offer original fireplaces, and plenty of scope for reconfiguration. Outside, to the front is a gated driveway providing off-street parking along with a lawned garden, while to the rear is a private enclosed garden with mature planting, brick wall boundaries, and a garden shed. This is a rare chance to purchase a substantial Victorian house in one of West Bridgford's most desirable locations – perfect for buyers wanting to add value and put their own stamp on a period home.

MUST BE VIEWED





- Detached Victorian House
- Five Bedrooms
- Bay Fronted Living Room With Fireplace
- Dining Room With Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Gated Off-Street Parking
- Private Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*3" x 12*11" (1.01m x 3.94m)

The entrance hall carpeted flooring and stairs, a radiator, a ceiling arch, coving to the ceiling, an overhead obscure window to the front elevation, and a single door leading into the accommodation.

Living Room

13*3" x 16*3" (4.04m x 4.96m)

The living room has carpeted flooring, a feature fireplace with a tiled surround and hearth, a radiator, a picture rail, coving to the ceiling, a ceiling rose, and a single-glazed wood-framed bay window to the front elevation.

Dining Room

13*11" x 13*5" (4.00m x 4.10m)

The dining room has carpeted flooring, a feature fireplace with a tiled surround and hearth, a radiator, a picture rail, and a single-glazed wood-framed sash window to the rear elevation.

Kitchen

14*2" x 8*0" (4.34m x 2.44m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, space for a freestanding cooker, space for undercounter appliances, partially tiled walls, an archway, two single-glazed wood-framed sash windows to the side elevation, and a single door to the side elevation.

FIRST FLOOR

Landing

5*6" x 21*9" (1.70m x 6.65m)

The landing has carpeted flooring, a ceiling arch, a single-glazed wood-framed sash window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

13*3" x 12*10" (4.05m x 3.93m)

The main bedroom has carpeted flooring, a radiator, a picture rail, and a single-glazed wood-framed sash window to the front elevation.

Bedroom Two

10*3" x 12*11" (3.13m x 3.95m)

The second bedroom has carpeted flooring, a radiator, a range of fitted furniture including wardrobes and overhead cupboards, coving to the ceiling, and a single-glazed wood-framed sash window to the rear elevation.

Bathroom

7*9" x 9*5" max (2.37m x 2.89m max)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, carpeted flooring, partially tiled walls, a corner base unit with a worktops, fitted cupboards, a radiator, and a single-glazed wood-framed obscure sash window to the rear elevation.

Storage Room

7*4" x 3*3" (2.26m x 1.01m)

The storage room has a single-glazed wood-framed sash window to the front elevation.

SECOND FLOOR

Upper Landing

5*11" x 11*3" (1.81m x 3.45m)

The upper landing has wooden floorboards, a radiator, a single-glazed wood-framed sash window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom Three

15*4" x 8*11" (4.69m x 2.48m)

The third bedroom has wooden floorboards, an original fireplace, and a single-glazed wood-framed sash window to the front elevation.

Bedroom Four

8*5",m x 14*11" (2.58,m x 4.55m)

The fourth bedroom has wooden floorboards, an original fireplace, and a single-glazed wood-framed sash window to the front elevation.

Bedroom Five

7*11" x 10*7" (2.43m x 3.24m)

The fifth bedroom has carpeted flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-street parking, a lawn, and boundaries made up of hedges, fence panelling and metal fencing.

Rear

To the rear of the property is a private enclosed garden with a lawn, mature greenery, a shed, an outbuilding with a W/C, an old coal store outbuilding, and boundaries made up of brick walls.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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 D

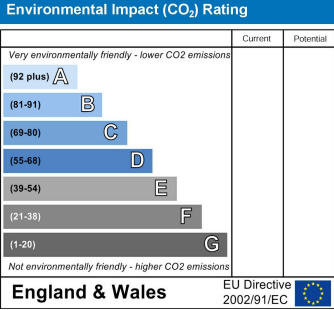
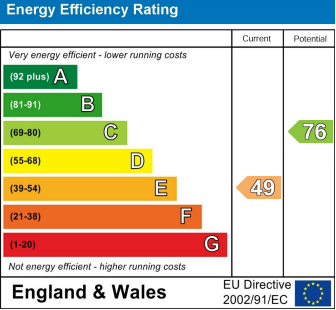
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The vendor has advised the following:
Property Tenure is freehold.

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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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