

HoldenCopley

PREPARE TO BE MOVED

Crosby Road, West Bridgford, Nottinghamshire NG2 5GG

Guide Price £425,000 - £450,000

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NO UPWARD CHAIN...

Offered with no upward chain, this delightful three-bedroom semi-detached home is a rare opportunity, coming to the market for the first time in over 50 years. Situated in a highly sought-after area, it is just a short walk to West Bridgford Park and the vibrant shops, bars, and restaurants of Central Avenue, and sits within the catchment area for excellent junior and secondary schools. Full of period character and charm, the property retains many original features including charming doors, classic floorboards, and decorative details throughout, while providing spacious and flexible accommodation across two floors – an ideal home for a growing family. The ground floor welcomes you with an entrance hall leading to a bright, bay-fronted living room, a generous dining room, and a fitted kitchen diner with access to a well-lit, spacious cellar, perfect for additional storage or a utility space. Upstairs, there are three comfortable double bedrooms and a contemporary three-piece bathroom suite, with loft access offering potential for further development. Outside, there is on-street parking to the front and a private, enclosed rear garden featuring a concrete seating area and a lawn – ideal for outdoor entertaining, family play, or simply relaxing in privacy.

MUST BE VIEWED





- Semi-Detached House With Period, Character & Charm
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Well-Lit & Spacious Cellar
- Three-Piece Bathroom Suite
- On-Street Parking
- Well-Maintained Garden
- Sought-After Location & Excellent School Catchments
- Must Be Viewed





GROUND FLOOR

Entrance Hall

21'4" x 5'5" (6.51m x 1.66m)

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

Living Room

12'5" x 13'11" (3.79m x 4.26m)

The living room has a UPVC double-glazed bay window to the front elevation, exposed wooden flooring, a picture rail, a radiator, coving to the ceiling, and a feature fireplace.

Dining Room

10'5" x 14'11" (3.18m x 4.56m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a picture rail, a radiator, and a feature fireplace with a tiled surround.

Kitchen

19'11" x 10'1" (6.09m x 3.08m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a freestanding fridge freezer, space and plumbing for a washing machine and a tumble-dryer, space for a dining table, vinyl flooring, tiled splashback, a feature fireplace, access to the cellar, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

BASEMENT LEVEL

Cellar

16'9" x 13'1" max (5.13m x 4.00m max)

The cellar has lighting.

FIRST FLOOR

Landing

19'1" x 5'4" (5.84m x 1.63m)

The landing has carpeted flooring, fitted storage, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'6" x 16'4" (3.82m x 4.98m)

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

Bedroom Two

10'5" x 12'4" (3.20m x 3.78m)

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

Bedroom Three

11'8" x 10'3" (3.57 x 3.13m)

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

Bathroom

6'3" x 7'6" (1.91m x 2.29m)

The bathroom has a WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, fitted storage, a radiator, partially tiled walls, carpeted flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The front of the property is set back from the road behind a low brick wall with mature hedge screening, ample on-street parking, and gated access to the side and rear garden.

Rear

To the rear of the property is private enclosed garden with a concrete seating area, a lawn, rockery, various plants, and brick walled boudaries

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 - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

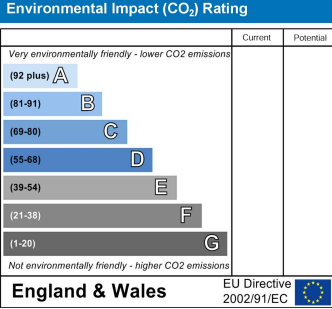
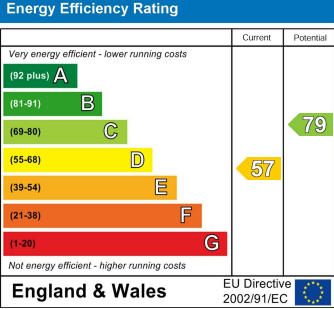
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

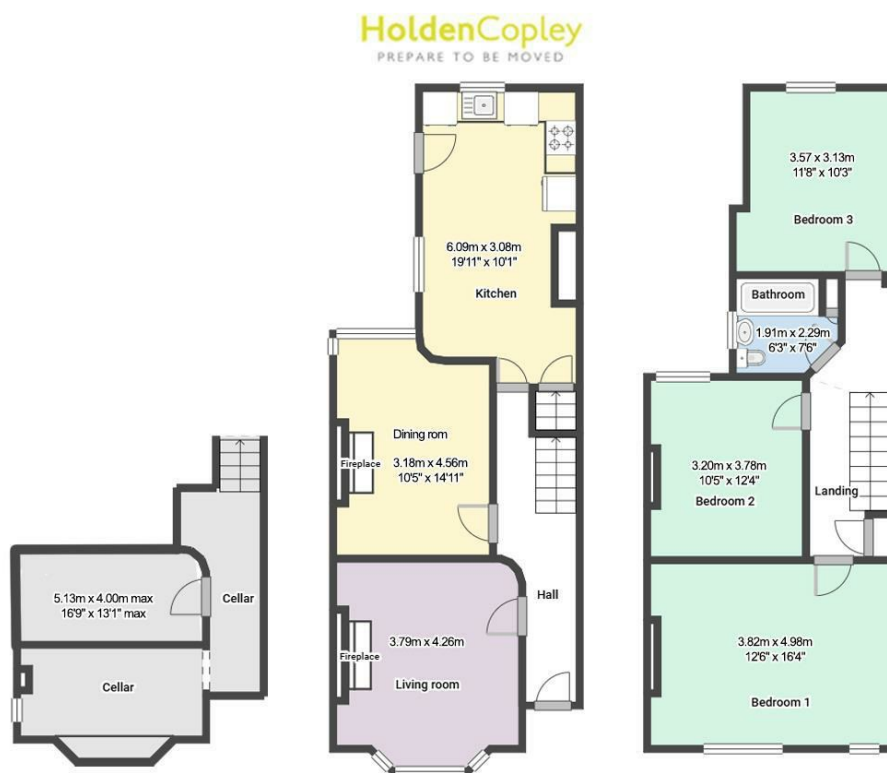
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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