

# HoldenCopley

PREPARE TO BE MOVED

Seymour Road, West Bridgford, Nottinghamshire NG2 5EE

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Guide Price £400,000 - £425,000



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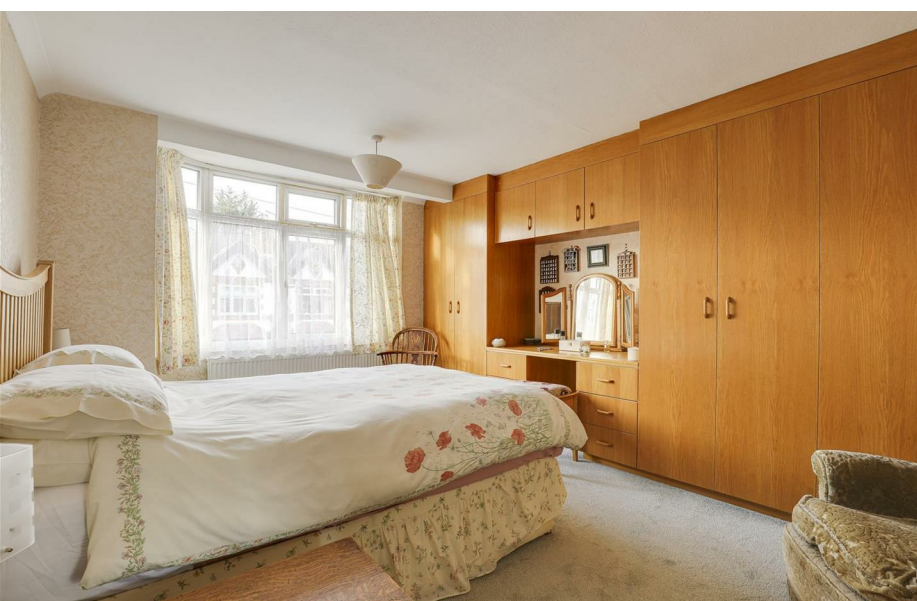
LOCATION LOCATION LOCATION...

This semi-detached house offers deceptively spacious accommodation and is ideal for a wide range of buyers, from families to professionals seeking a convenient and well-connected location. Situated in the highly sought-after area of West Bridgford, the property enjoys easy reach of top rated local schools, popular shops, cafés, bars, and restaurants, as well as excellent transport links providing access into Nottingham City Centre and beyond. West Bridgford also benefits from an abundance of green open spaces, including The Embankment and Bridgford Park, making it a fantastic setting for leisure, commuting, and family life. To the ground floor, the property comprises a spacious living room, a further reception room featuring a gas fireplace, a fitted kitchen with a pantry, and a useful utility room. The first floor hosts three well-proportioned bedrooms, two of which include built-in wardrobes, along with a two-piece bathroom, a separate W/C, and access to the loft. Externally, the property enjoys a walled front garden with a paved patio area. To the rear, you will find a private enclosed garden offering a paved patio seating area and a lawn. The property further benefits from a detached double garage, a detached double outbuilding, and ample off-road parking, providing excellent versatility and storage options.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen With Pantry & Utility Room
- Two Reception Rooms
- Two Piece Bathroom & Separate W/C
- Ample Off-Road Parking
- Detached Double Garage & Double Outbuilding
- Private Rear Garden
- Highly Sought After Location
- Must Be Viewed











GROUND FLOOR

Porch

6\*9" x 2\*0" (2.06m x 0.63m)  
The porch has UPVC double-glazed windows to the front elevation, tiled flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

14\*0" x 7\*2" (4.27m x 2.20m)  
The entrance hall has single-glazed stained-glass internal windows with a single stained-glass door, carpeted flooring and stairs and a radiator.

Living Room

14\*0" max x 11\*10" (4.27m max x 3.62m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, one radiator, and wooden double French doors providing access into the other reception room.

Reception Room

12\*9" x 10\*6" (3.91m x 3.22m)  
The reception room has carpeted flooring, a radiator, a gas fireplace with a decorative surround and tiled hearth, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

9\*7" x 8\*5" (2.93m x 2.58m)  
The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker, space for a fridge-freezer, a stainless steel sink with a drainer, tiled flooring and walls, a radiator, access into the pantry and the lean to, coving and a UPVC double-glazed window to the rear elevation.

Pantry

7\*1" x 2\*11" (2.17m x 0.89m)  
The pantry has a wooden single-glazed window to the side elevation, tiled flooring and walls, shelving and lighting.

Lean-To

10\*2" x 3\*0" (3.12m x 0.92m)  
The lean-to has carpeted flooring and a glass roof, and provides access to the utility room.

Utility Room

8\*6" x 6\*3" (2.60m x 1.93m)  
The utility room has a wooden single-glazed window to the rear elevation, carpeted flooring, space and plumbing for a washing machine and tumble dryer, and a wooden door leading out to the rear garden.

FIRST FLOOR

Landing

10\*9" x 2\*9" (3.28m x 0.86m)  
The landing has a wooden single-glazed stained-glass window to the side elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12\*11" x 10\*10" (3.94m x 3.32m)  
The main bedroom has a wooden single-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in triple wardrobe with over the head cupboards.

Bedroom Two

14\*6" max x 9\*9" (4.43m max x 2.98m)  
The bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, triple built-in wardrobes with over the head cupboards and a dressing table and coving.

Bedroom Three

7\*11" x 7\*2" (2.43m x 2.20m)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

7\*0" max x 6\*2" (2.14m max x 1.90m)  
The bathroom has a vanity style wash basin, a fitted panelled bath with an electric shower and a glass shower screen, carpeted flooring, tiled walls, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

W/C

4\*1" x 2\*9" (1.25m x 0.86m)  
This space has a low level flush W/C, wood-effect flooring, tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a walled garden with a paved patio and a single iron gate providing access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, various plants, mature shrubs and trees, courtesy lighting, an outdoor tap, a detached double garage, a detached double outbuilding and space for parking.

Garage One

15\*7" x 8\*0" (4.75m x 2.46m)

Garage Two

15\*7" x 8\*0" (4.75m x 2.46m)

Workshop One

17\*4" x 8\*10" (5.29m x 2.70m)  
The workshop has a single door providing access into the other workshop and wooden garage doors.

Workshop Two

17\*4" x 8\*9" (5.29m x 2.69m)  
The workshop has wooden garage doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed – Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps  
Phone Signal – All 4G & 5G, some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years +  
Low chance of flooding  
Flood Defenses – No  
Non-Standard Construction – No

Any Legal Restrictions – 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.  
Other Material Issues – Asbestos in garage roof

DISCLAIMER

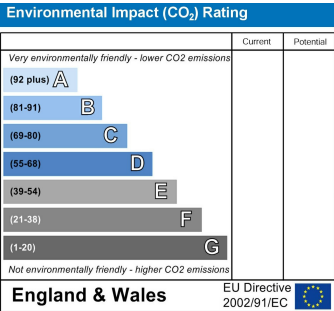
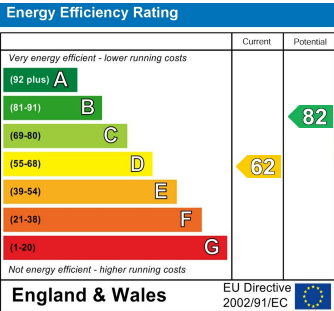
Council Tax Band Rating - Rushcliffe Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to 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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