

HoldenCopley

PREPARE TO BE MOVED

Seymour Road, West Bridgford, Nottinghamshire NG2 5EE

Guide Price £350,000

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GUIDE PRICE £350,000 - £375,000

LOCATION, STYLE & SPACE!

This well-presented three-bedroom semi-detached home offers the perfect blend of style and practicality, making it ideal for a wide range of buyers—from growing families to first-time purchasers or investors. Situated in one of Nottingham's most sought-after residential locations, this property enjoys a bright and colourful interior and spacious accommodation throughout. To the ground floor, you are welcomed by a bright entrance hallway, a convenient ground floor W/C, a cosy bay-fronted living room, and a versatile dining room—perfect for entertaining. The modern fitted kitchen boasts ample storage space and is flooded with natural light, enhanced by double French doors that lead out to the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the first floor hosts two double bedrooms, both featuring built-in storage, along with a third single bedroom—ideal for a home office, nursery, or guest room. These are serviced by a three-piece bathroom suite. Externally, the property benefits from a small forecourt to the front with on-street parking and gated side access to a private, enclosed rear garden. The garden features a patio seating area and a well-maintained lawn—ideal for relaxing or entertaining in the summer months. Located just a short distance from the heart of West Bridgford, the property is within easy reach of an array of excellent amenities, bars, shops, and cafés, alongside fantastic transport links including trains to London from Nottingham and East Midlands Parkway. It is also positioned within catchment for highly regarded schools, including Rushcliffe Spencer Academy—making this a property not to be missed!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- On-Street Parking
- Enclosed Rear Garden
- Highly Sought-After Location





GROUND FLOOR

Entrance Hall

5*10" x 15*9" (1.80m x 4.82m)

The entrance hall has wood flooring, carpeted stairs, coving to the ceiling, wall panelling, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

W/C

4*2" x 3*8" (1.29m x 1.12m)

This space features a low-level flush W/C, a wall-mounted wash basin, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Living Room

11*5" x 13*1" (3.48m x 4.00m)

The living room features wood flooring, coving to the ceiling, a feature fireplace with a decorative surround and hearth, a radiator, and a UPVC double-glazed bay window to the front elevation.

Dining Room

11*5" x 15*4" (3.49m x 4.69m)

The dining room features wood flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

12*11" x 8*8" (3.94m x 2.65m)

The kitchen is fitted with a range of base and wall units with worktops, a ceramic one-and-a-half sink with a swan neck mixer tap and drainer, space for a range cooker with an extractor fan above, and a tiled splashback. There is space for a fridge freezer, an under-counter wine cooler, a dryer, and space and plumbing for a washing machine. The room also features tiled flooring, coving to the ceiling, a UPVC double-glazed window to the side elevation, a UPVC door providing side access to the rear garden, and double French doors opening out onto the rear garden.

FIRST FLOOR

Landing

8*10" x 8*7" (2.70m x 2.63m)

The landing has carpeted flooring, coving to the ceiling, a dado rail, and provides access to the first-floor accommodation.

Master Bedroom

10*11" x 9*7" (3.34m x 2.93m)

The main bedroom features carpeted flooring, fitted wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*8" x 9*4" (3.56m x 2.86m)

The second bedroom features carpeted flooring, a traditional fireplace, built-in cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

5*8" x 11*5" (1.75m x 3.49m)

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

Bathroom

6*10" x 5*9" (2.10m x 1.77m)

The bathroom comprises a low-level flush W/C, a pedestal wash basin, and a panelled bath with a wall-mounted shower. It features vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small forecourt, access to on-street parking, and gated side access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, a well-maintained lawn, various plants and shrubs, a garden shed, and hedge boundaries.

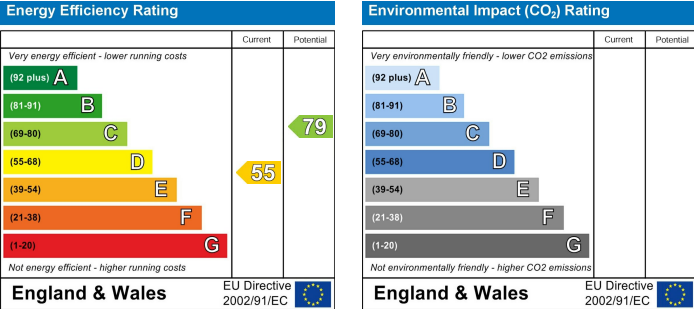
ADDITIONAL INFORMATION

- 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 – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

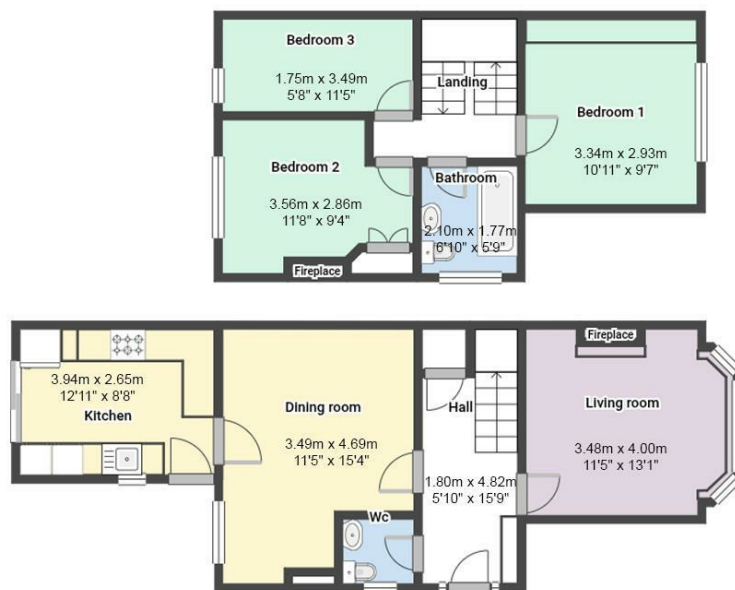
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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