



Grange Park, West Bridgford, NG2 6HW

Guide Price **£495,000**

Detached House, 4 Bedrooms

A large detached family home nestled in a quiet cul de sac location in popular West Bridgford. The property offers a good amount of internal accommodation and lends itself to being extended over the garage to create further bedrooms like other neighbouring properties on the road. The accommodation consists of entrance hall, cloakroom, impressive 22 ft x 16 ft lounge diner onto a large conservatory, kitchen diner, utility room with integral access to large double garage, D/S bedroom / study and a D/S bathroom. There are four bedrooms and a family bathroom with separate walk-in shower and access to a balcony to the first floor. The property occupies a lovely wide plot with established front and rear gardens and driveway parking. Gas central heating and double glazing.

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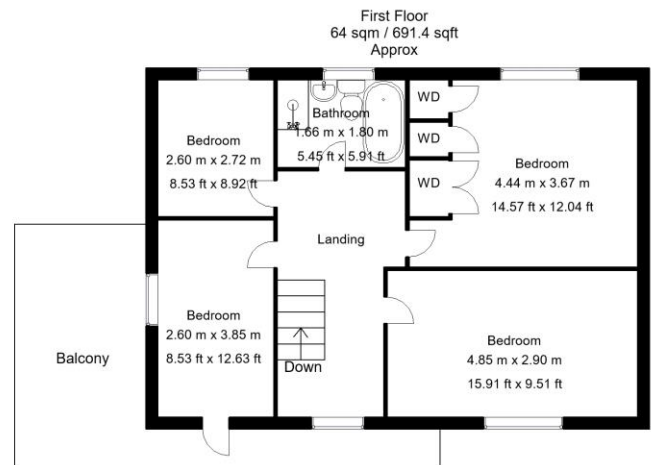
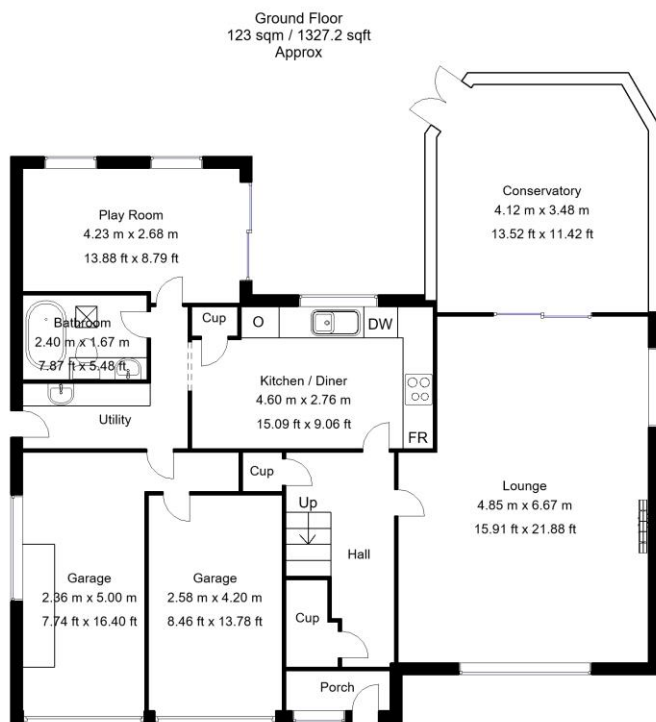


Key features:

- Quiet West Bridgford Location
- Large Detached Family Home
- Huge Potential to Extend Subject to Planning Permission
- Large & Impressive Lounge Diner & Conservatory
- Kitchen Diner and Separate Utility
- Downstairs Bedroom & Bathroom
- Four Bedrooms to First Floor & Family Bathroom with Walk-In Shower
- Double Integral Garage & Driveway Parking
- Established Front & Rear Gardens

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Performance Certificate



14, Grange Park, West Bridgford, NOTTINGHAM, NG2 6HW


Dwelling type:	Detached house	Reference number:	8550-7126-1730-0241-9292
Date of assessment:	19 June 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 June 2020	Total floor area:	139 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

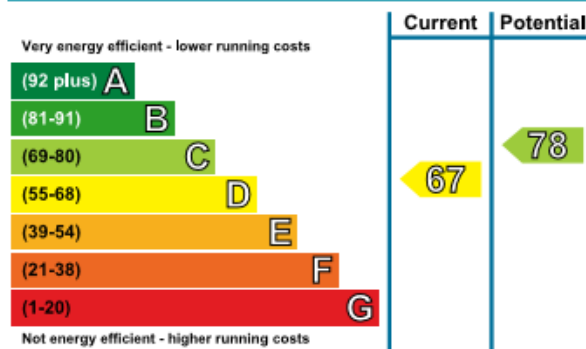
Estimated energy costs of dwelling for 3 years:	£ 3,306
Over 3 years you could save	£ 366

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 276 over 3 years	
Heating	£ 2,616 over 3 years	£ 2,391 over 3 years	
Hot Water	£ 414 over 3 years	£ 273 over 3 years	
Totals	£ 3,306	£ 2,940	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.