



Eltham Road, West Bridgford, Nottinghamshire NG2 5JU

£1,550 PCM

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LOCATION, LOCATION, LOCATION...

Offered to the market this well-presented semi-detached home is located in a highly sought-after area, close to a great selection of local shops, excellent schools, and a range of amenities. The ground floor features a welcoming entrance hall with access to a convenient downstairs W/C, a bright and airy living room complete with a bay window, and a spacious kitchen diner. The kitchen is fitted with a central island, perfect for family life or entertaining, and benefits from double French doors leading out to the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property offers a driveway to the front and gated side access. The rear garden is fully enclosed and includes a patio area, lawn, a selection of established plants and shrubs, an outbuilding, and fenced boundaries with further gated access.

AVAILABLE IMMEDIATELY





- Semi Detached House
- Three Bedrooms
- Living Room
- Spacious Fitted Kitchen
Diner
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Sought After Location
- 360 Virtual Tour





GROUND FLOOR

Entrance Hall

11'4" x 6'5" (3.47m x 1.96m)

The entrance hall has herringbone-style flooring, carpeted stairs, a fitted base unit, two double-glazed obscure windows with stained glass inserts, and a UPVC door providing access to the accommodation.

W/C

7'1" x 2'10" (2.17m x 0.87m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a wall-mounted wash basin with tiled splashback, and wood flooring.

Living Room

12'11" into bay x 11'10" (3.94m into bay x 3.61m)

The living room has a UPVC double-glazed window to the front, a radiator, TV point, ceiling coving, a recessed chimney breast alcove, and carpeted flooring

Kitchen/Diner

19'6" max x 18'8" (5.95m max x 5.69m)

The kitchen/diner has a range of fitted base and wall units with worktops, a central island, a sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, extractor fan, recessed spotlights, a standard radiator and a vertical radiator. There’s wood-effect flooring, two UPVC double-glazed windows to the rear, and double French doors opening to the rear garden

Landing

7'3" x 6'7" (2.21m x 2.02m)

The landing has a UPVC double-glazed window to the side, carpeted flooring, loft access, and doors to the first-floor rooms

FIRST FLOOR

Bedroom One

11'5" x 11'1" (3.49m x 3.39m)

The first bedroom has a UPVC double-glazed window to the front, a radiator, ceiling coving, and carpeted flooring

Bedroom Two

11'2" max x 9'11" (3.41m max x 3.04m)

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

Bedroom Three

7'10" x 6'9" (2.39m x 2.08m)

The third bedroom has a UPVC double-glazed window to the front, a radiator, ceiling coving, and carpeted flooring

Bathroom

7'6" max x 7'3" (2.30m max x 2.21m)

The bathroom has a UPVC double-glazed obscure window to the front, a low-level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall shower and handheld attachment, a shower screen, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

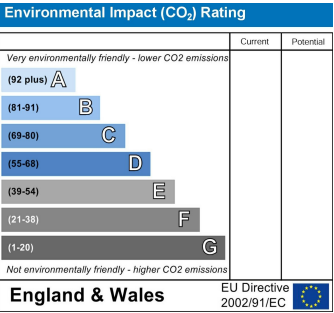
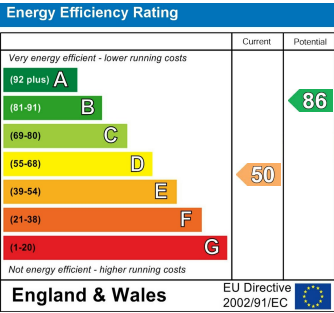
OUTSIDE

Front

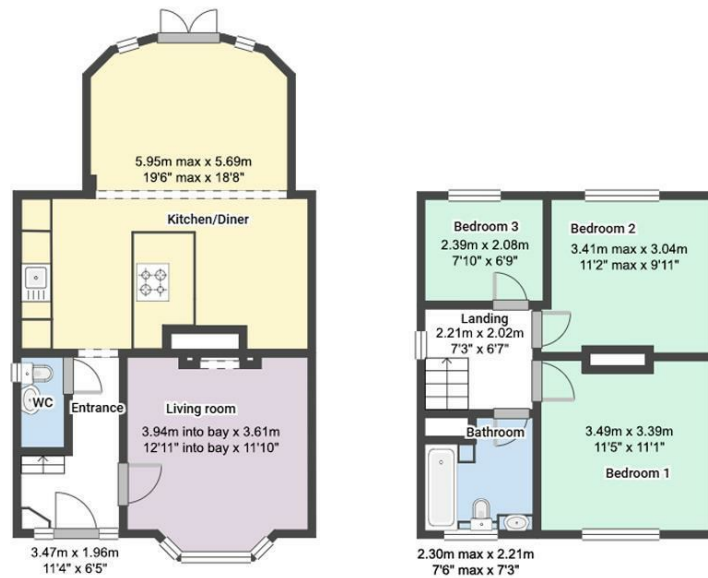
To the front of the property, there's a driveway and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, lawn, a variety of established plants, shrubs and bushes, access to an outbuilding, fenced boundaries, and gated access.



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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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