



2 Coledale

WEST BRIDGFORD

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West Bridgford, Nottingham, NG2 6RX

This well-presented two-bedroom end town house offers a comfortable and conveniently located living space, ideal for first-time buyers, downsizers or investors. Situated within a short walk of local amenities, including Morrisons supermarket and West Bridgford's Central Avenue, the property benefits from a private rear garden and a peaceful residential setting. With a thoughtfully arranged layout and a pleasant outdoor area, this charming home combines practical living with excellent local convenience.







The ground floor opens into an entrance hall with a tiled floor. The staircase rises directly ahead, giving access to the first floor.

To the front of the property is the sitting room, a well-proportioned and comfortable space with a large window overlooking the front garden. A wall-mounted electric fire adds a contemporary focal point and a touch of warmth to the room.

Positioned to the rear, the kitchen is fitted with wood-effect base and wall units, complemented by laminate worktops and a tiled floor. Integrated appliances include a slimline dishwasher, a four-ring induction hob with extractor fan over, and a single oven. A single bowl stainless steel sink with mixer tap and draining board is set beneath a window looking into the conservatory and out to the garden beyond, allowing plenty of natural light to fill the space. There is ample room for a freestanding fridge freezer and an under-counter washing machine. A large understairs cupboard offers excellent additional storage, and there is space within the kitchen to accommodate a four-seater dining table.

The conservatory is located at the rear of the property and enjoys views over the garden. It features a laminate floor and a patio door that opens onto the garden patio. This flexible space offers room for a dining table or other furnishings, making it a useful extension of the living area.





and so to bed...

The first floor landing includes a former airing cupboard, now providing excellent storage space.

The primary bedroom is situated at the rear of the property and enjoys a lovely view over the garden. It is a good-sized double room, featuring large sliding door wardrobes that offer ample storage.

The second bedroom is another double, located at the front of the house. It is similar in size to the primary bedroom and includes a smaller fitted wardrobe.

The bathroom is fitted with an electric shower over the bath with a glass screen, a pedestal wash hand basin, a towel radiator, and a WC.





gardens

To the front of the property is a neat lawn with a pedestrian path leading to the front door. An allocated parking space is positioned directly in front of the lawn. A gated path runs down the right-hand side of the house, providing access to the rear garden and space for discreet bin storage.

The rear garden features a patio seating area immediately outside the conservatory, ideal for outdoor dining. The centre of the garden is laid to lawn, with gravel borders running along the fenced boundaries. A feature hedge lines the left-hand side, adding greenery. At the far end of the garden, a planted bed contains a variety of shrubs and perennials, including centaurea, hibiscus, rose, and acer. A garden shed offers useful outdoor storage.

local amenities

Located just on the outskirts of West Bridgford, the property benefits from a wide range of shops, cafes and bars and easy access to Nottingham city centre. There is also high-grade schooling at both primary and secondary levels within easy reach.

The property has easy access to the A52 providing access to a wide range of both local and regional centres. The A52 provides access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and the M1 (J21a) whilst the A52 itself provides direct access to Grantham and the A1 trunk road in the east and Derby in the West.



services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combi boiler fitted in 2017. None of the services or appliances have been tested by the agent.

fixtures & fittings

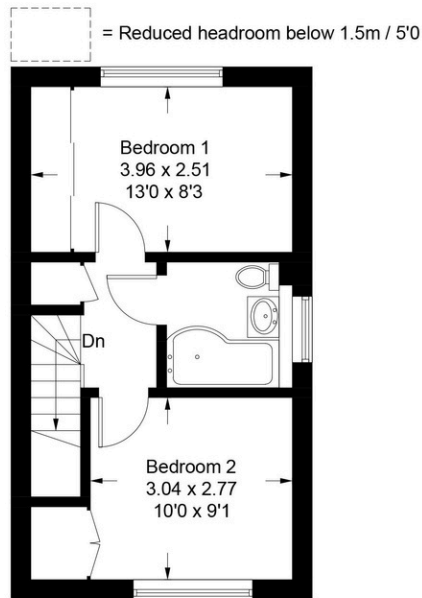
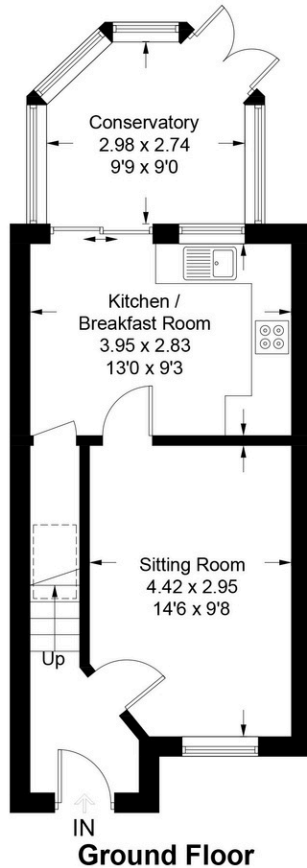
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





floorplan

Approximate Gross Internal Area: 68.8 sq m / 740 sq ft



Tenure: Freehold
Possession: Vacant possession
upon completion.

EPC rating: 72 | C
EPC potential: 88 | B

Local Authority: Rushcliffe
Borough Council
Council Tax Band: C

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.