



9 Rodney Road,
West Bridgford, NG2 6JJ

TJ
THOMAS
JAMES

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GUIDE PRICE: £525,000 - £550,000

This well presented traditional semi detached home provides spacious and versatile living space that will suit the needs of a busy family!

Arranged over three floors, the accommodation includes an entrance hall, a lounge, an open plan living/dining kitchen with bi-fold doors opening to the rear garden, plus a wc on the ground floor, three bedrooms and a bathroom on the first floor, and two further bedrooms plus an additional bathroom on the second floor.

There are good size enclosed gardens to the rear of the property, laid to lawn and seating areas, also giving access to an office/shower room. The driveway at the front provides off road parking and has a 7kW EV charging point.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including highly regarded primary and secondary schools, shops, restaurants, parks, and sporting venues. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is essential.

Guide Price £525,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed inserts, opening to the:-

Entrance Hall

Window to the front elevation, stairs off to the first floor, doors into the lounge, the open plan living/dining kitchen, and the ground floor wc.

Ground Floor WC

Fitted with a low flush wc, and a wash hand basin.

Window to the side elevation, radiator.

Lounge 11'11" x 11'10" (3.65 x 3.62)

Bay window to the front elevation, radiator, under floor heating, feature log stove set in a fireplace with a wooden beam over.

Open Plan Living/Dining Kitchen 22'5" x 20'0" (6.85 x 6.1)

Fitted with a range of wall, drawer and base units, roll edge work surfaces, Belfast style sink with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, built in double oven.

Central island unit with a built in five ring gas hob with an extractor hood over. Skylights, radiator, window to the side elevation, and bi-fold doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the side elevation, stairs off to the second floor, doors into three bedrooms and the bathroom.

Bedroom One 11'10" x 9'10" (3.61 x 3)

Bay window to the front elevation, radiator, wardrobes with mirror fronted doors.

Bedroom Two 12'9" x 11'7" (3.9 x 3.55)

Window to the rear elevation, radiator.

Bedroom Five 7'10" x 7'10" (2.41 x 2.39)

Window to the front elevation, radiator.

Family Bathroom 9'4" x 7'6" (2.86 x 2.3)

Fitted with a four piece suite comprising a panelled bath, a separate shower cubicle, a wash hand basin, and a low flush wc.

Windows to the side and rear elevations, radiator.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Window to the side elevation, doors into two bedrooms and the second floor bathroom.

Bedroom Three 13'6" x 10'8" (4.13 x 3.27)

Window to the rear elevation, radiator, electric heater.

Bedroom Four 16'8" x 9'0" (5.09 x 2.75)

Skylights to the front pitch, sloping ceiling, radiator.

Second Floor Bathroom 8'3" x 6'2" (2.52 x 1.89)

Fitted with a panelled bath with a shower over, a wash hand basin, and a low flush wc.

Window to the rear elevation, heated towel rail.

OUTSIDE

At the front of the property the driveway provides off road parking. There are timber fenced boundaries, a 7kW EV charging point, a step up to the entrance door, and gated access to the rear.

The rear garden has fenced and hedged boundaries and includes a good size lawn, decked seating areas, a patio seating area, and a variety of established plants and shrubs. There is a wooden play fort, a timber shed/workshop, and access to the OFFICE & SHOWER ROOM.

Office & Shower Room 8'7" x 8'2" (2.64 x 2.5)

An entrance door opens to hallway, with a storage cupboard and doors into the OFFICE and the SHOWER ROOM.

OFFICE:- With a window to the side elevation.

SHOWER ROOM:- Fitted with a shower cubicle, a low flush wc, and a wash hand basin.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,037.61.

Directions

Rodney Road can be located off Stamford Road, West Bridgford.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

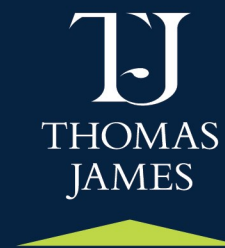
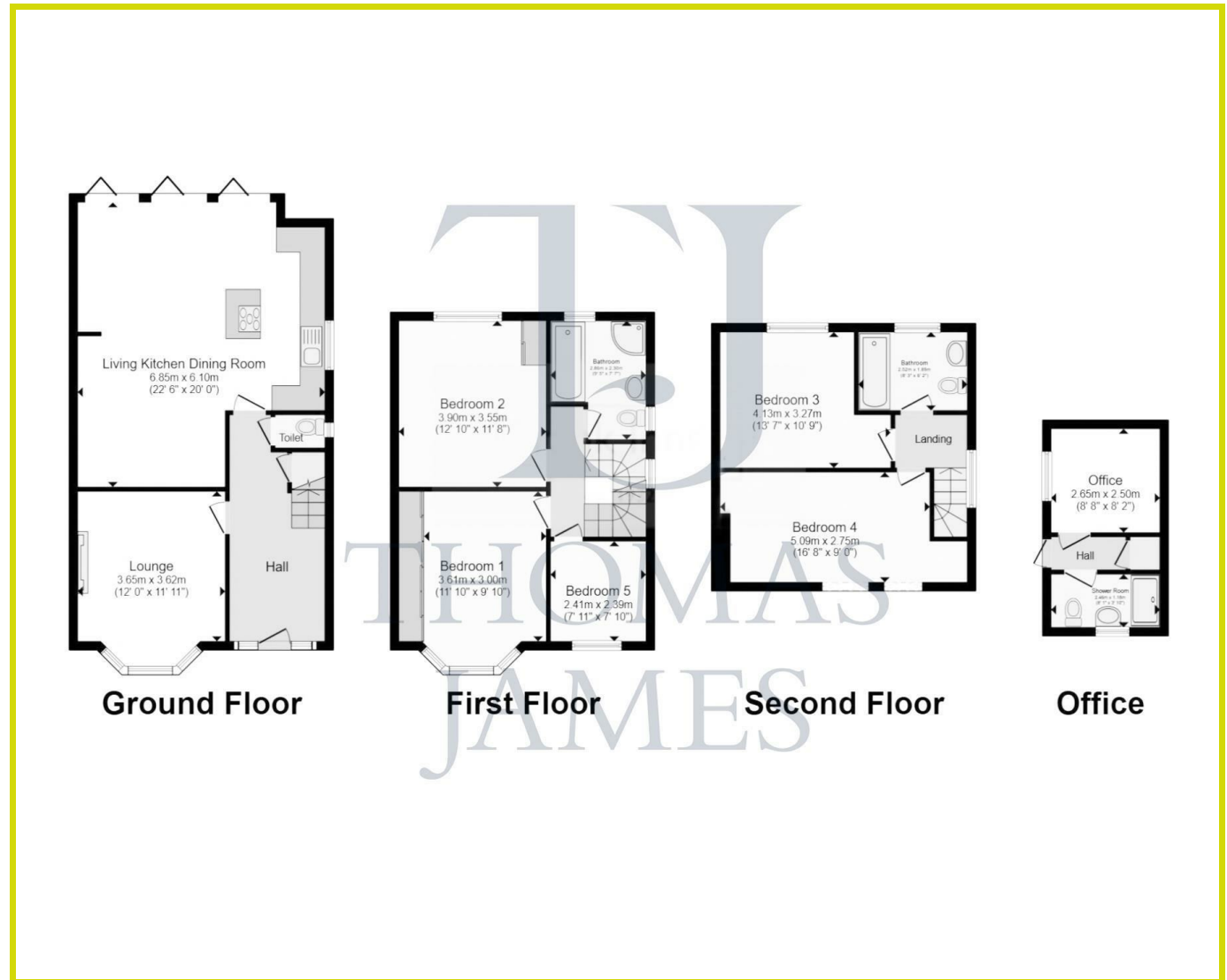
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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