



126 Walcote Drive,
West Bridgford, NG2 7GY

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** GUIDE PRICE £325,000 to £335,000 **

This detached bungalow provides accommodation including an entrance porch, an entrance hall, a lounge, a kitchen, a conservatory, two bedrooms (one with a range of built in furniture), a fitted shower room, and a separate guest wc.

Benefiting from double glazing, and gas central heating with a combination boiler, the property has an attractive and well maintained garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles.

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

Viewing is recommended.

Guide Price £330,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a light, and a further door opening to the entrance hall.

The entrance hall has laminate flooring, a storage cupboard housing the meters, and doors into the lounge, the kitchen, both bedrooms, the family shower room, and the separate guest wc.

Both bedrooms overlook the front. Bedroom one has a range of built in furniture including wardrobes with sliding doors.

The family shower room is fitted with a shower cubicle with a rainfall shower, a wc, and a wash hand basin. The Worcester Bosch combination boiler is housed in an airing cupboard here. There is also a separate guest wc.

There is a spacious lounge, with double doors opening to the conservatory. Overlooking the rear, the conservatory has a door opening out to the garden.

Fitted with wall drawer and base units, roll edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge and a freezer, and a built in four ring gas hob. A door opens to an outstore, which has a shelved storage cupboard (currently housing a tumble dryer), and doors to the driveway and the rear garden.

OUTSIDE

The driveway at the front and side, provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pitched roof).

To the rear of the property, the garden includes a decked seating area, a patio seating area, a well maintained lawn, water features, and an array of established shrubs. Fully enclosed, the garden has external lighting, an external tap, and houses a storage shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,132.23.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

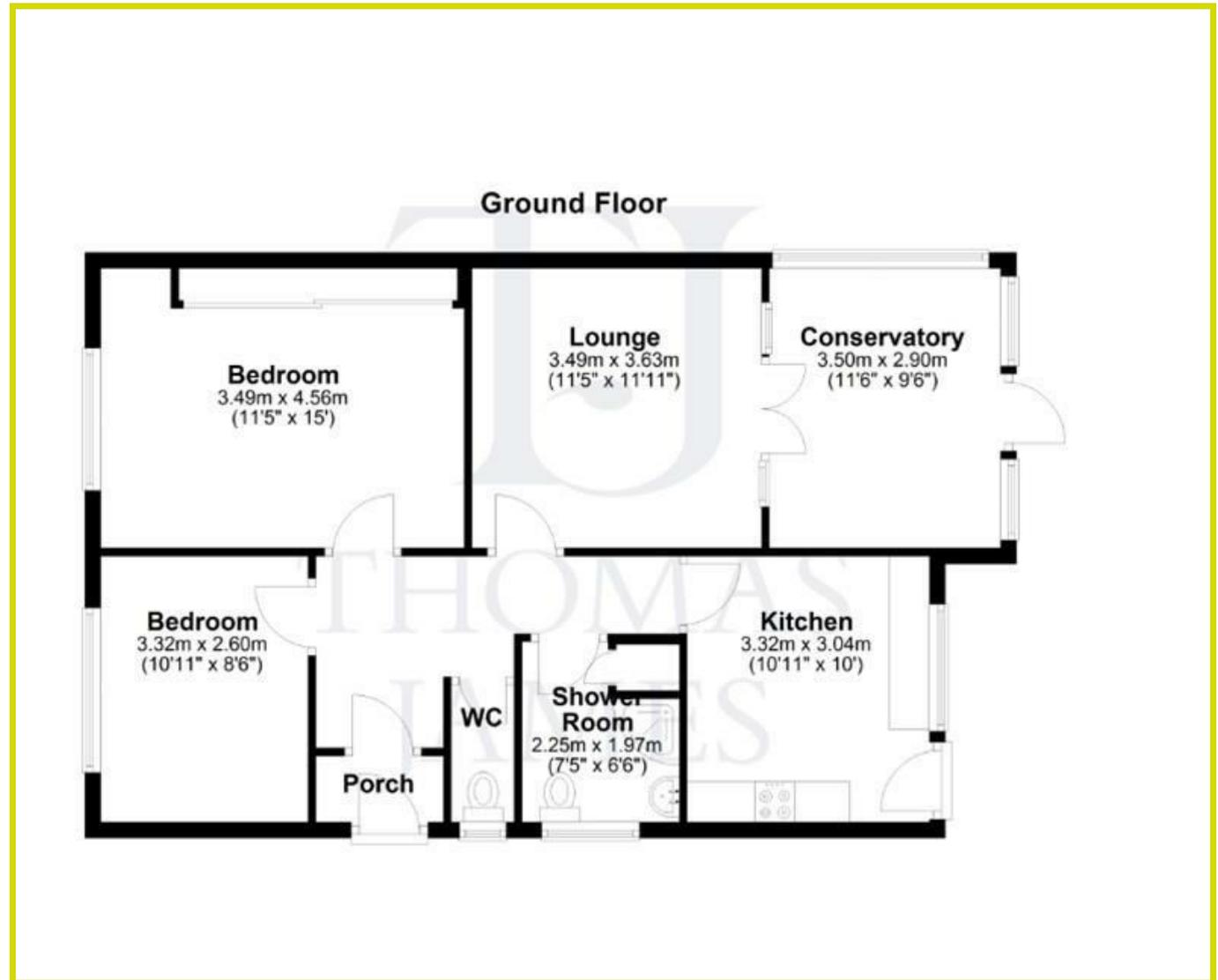
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	



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