



35 Tudor Road,
West Bridgford, NG2 6EB

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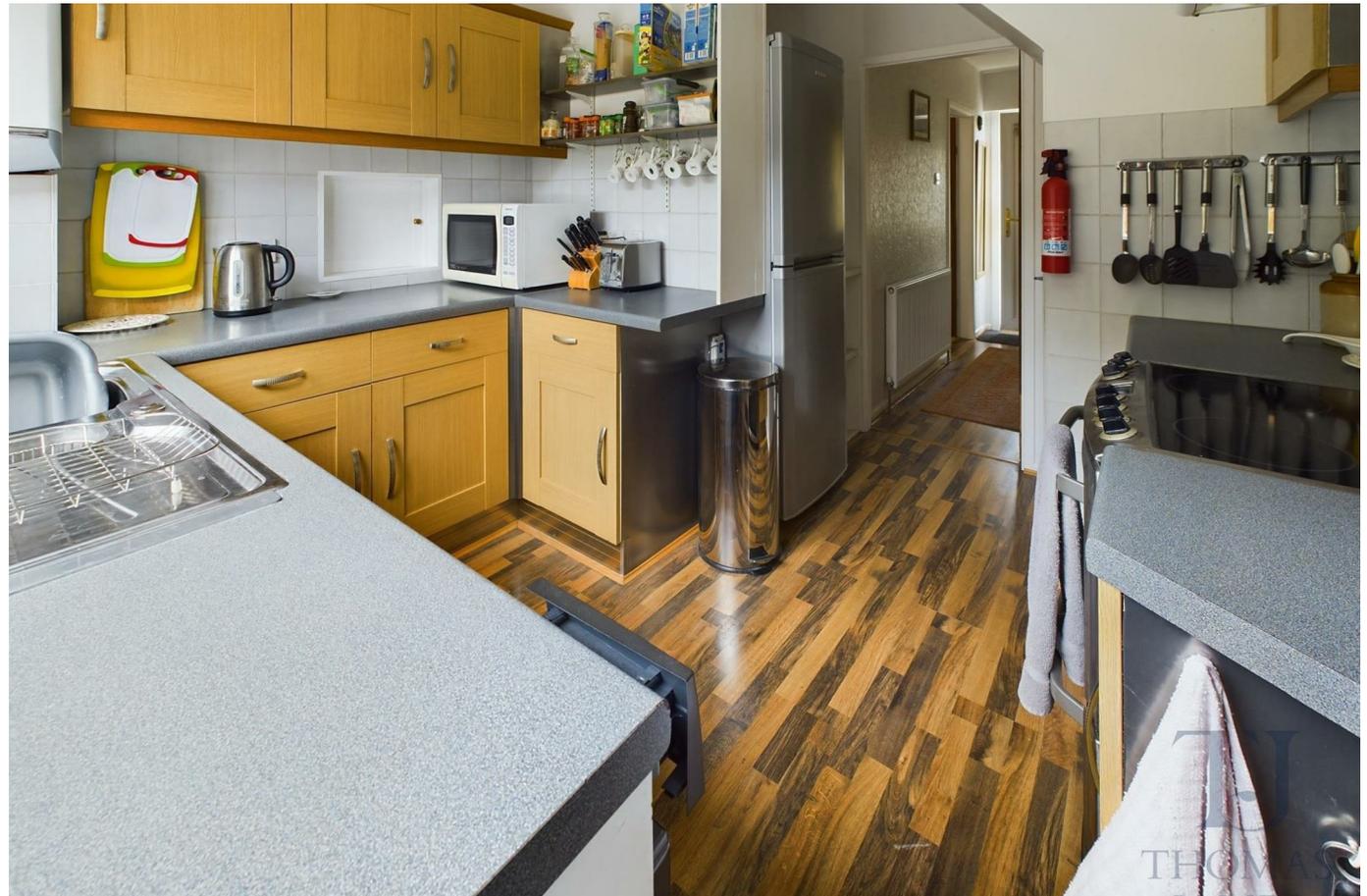
This semi detached family home provides accommodation arranged over two floors including; an entrance porch, an entrance hall, a lounge with open access to the dining area (which has patio doors to the rear garden), plus a kitchen and a utility space on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted family shower room.

Benefiting from gas central heating and double glazing, the property has low maintenance gardens to both the front and rear, plus a driveway providing off road parking for one vehicle.

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 £370,000





ACCOMMODATION

The UPVC entrance door at the front of the property opens to the entrance porch. From here, a further entrance door opens to the entrance hall.

The entrance hall has stairs rising to the first floor, and doors opening into the lounge, and the kitchen.

The lounge has a bay window to the front, a electric fire set on a stone hearth with a stone surround, and gives open access to the dining area. The dining area has patio doors opening to the rear garden.

Fitted with wall and base units, with tiled splash backs and square edge work surfaces over, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and a freestanding cooker with an extractor hood over. The wall mounted Baxi boiler is housed here, there is a window to the rear, a serving hatch to the dining area, and a UPVC door opening to a utility area.

The utility area has space for a dryer, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing gives access to three bedrooms (one with sliding door wardrobes), and the family shower room.

The family shower room is fitted with a double shower enclosure with a glazed panel and an electric shower, plus a pedestal wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property, there is a low maintenance garden, laid to paving, with mature plants and shrubs, and a pathway to the entrance door.

The driveway provides off road parking for one vehicle.

The rear garden is laid mainly to patio, with pebbled and slate chipped beds, and a variety of shrubs and plants. Fully enclosed by timber screen fencing, the garden houses a TIMBER SUMMER HOUSE. There is a storage shed to the side of the property (with power and lighting, and giving access from the driveway, to the rear garden).

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,865.71.

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.

Agent Note

The property is sold with a Tenure of Leasehold with 870 years remaining. There currently is no service charge or ground rent charged,

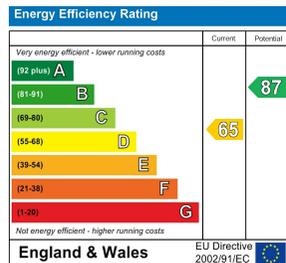


DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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