



32 Cranford Gardens,
West Bridgford, NG2 7SE

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This semi detached home provides accommodation arranged over two floors including: an entrance porch, a lounge, and a recently partially refitted dining kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

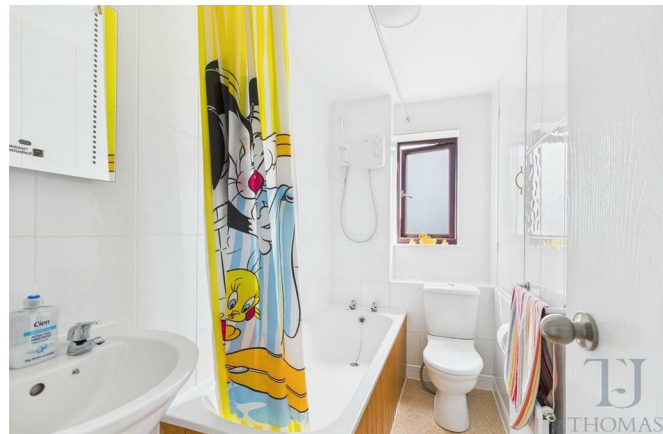
Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and a driveway and garage providing off road parking for a number of vehicles.

Situated in the popular Compton Acres area of West Bridgford, the property is within easy reach of excellent local facilities including highly regarded schools, shops, restaurants, churches and the National Water Sports Centre at Holme Pierrepont. Local transport links, including the tram service is within walking distance to the property, giving access to Nottingham City Centre.

An ideal first time or investment purchase, the property is offered to the market with no upward chain.

Viewing is recommended.

Guide Price £265,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has tiled flooring, and a wooden entrance door opening to the lounge.

The lounge has a window to the front, coving, two ceiling light points a feature fireplace, stairs off to the first floor, an under stairs storage cupboard, and a door into the dining kitchen.

The partially refitted dining kitchen has a range of wall, drawer and base units, space and plumbing for a washing machine, plus an electric oven, and a electric hob with an extractor hood over. The Baxi boiler is housed here, there is coving, space for a dining table and chairs, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors into both bedrooms, and the bathroom.

Bedroom one has a window to the rear, a radiator, and a ceiling light point.

Bedroom two has a window to the front, a radiator, and a ceiling light point.

Completing the accommodation, the family bathroom has a bath with an electric shower over, a low flush wc, and a wall mounted wash hand basin. There is a storage cupboard housing the hot water cylinder, a radiator, a ceiling light point, and laminate flooring.

OUTSIDE

To the front of the property there is a lawned garden, with a pathway leading to the entrance door and lawned garden to the side of the property.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the GARAGE (with an up and over door, and personnel door opening to the rear garden). There is secure access to the rear garden.

Fully enclosed, the rear garden includes a patio seating area, a lawned area, and mature trees.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,955.69.

Referral Arrangement Note

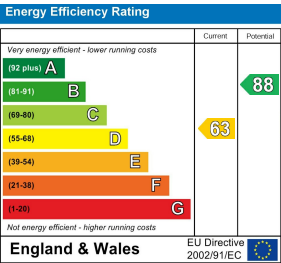
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