



69 South Road,
West Bridgford, NG2 7AH

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**** Guide Price £485,000 - £495,000 ****

Thomas James are delighted to offer this extended semi detached family home to the market.

The property provides spacious and versatile accommodation arranged over two floors including: an entrance hallway, an open plan living/dining room, a fitted kitchen/diner with French doors opening to the rear garden, plus a utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear (complete with a multi purpose cabin), and a further garden to the front.

Situated in the highly regarded 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 public transport links, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £485,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor (with a window to the side), an under stairs storage cupboard, a storage cupboard, a radiator, a ceiling light point, and doors opening into the living and dining areas.

The living room area has a bay window to the front (with feature stained glass panels to the top), a radiator, a gas fire set in a surround, wall lighting, and open access to the dining area. The dining area has a radiator, a ceiling light point, a storage cupboard, and gives open access to the kitchen/diner.

The extended kitchen/diner has a range of wall, display, drawer and base units, under cabinet lighting, a one and a half bowl sink and drainer unit with a mixer tap over, an open storage unit, a Rangemaster Classic range cooker with a five gas hob, a heated plate, and an extractor hood over. There is laminate flooring, a window overlooking the rear garden, four Velux windows, spot lighting, and French doors opening out. A stable door opens from the kitchen, into the utility room.

The utility room has shelving, space and plumbing for a washing machine, space for a tumble dryer, and space for a fridge/freezer. There is spot lighting here.

On reaching the first floor, the landing has a loft access hatch, and doors opening into all three bedrooms, and the family bathroom.

The family bathroom has a free standing bath, a wash hand basin, and a wc. There are windows to the side and rear, exposed floor boards, and a radiator.

Bedroom one has a window to the front (with feature stained glass panels to the top), a radiator, and a picture rail.

Bedroom two has a window to the rear, a radiator, a ceiling light point, and a picture rail.

Completing the accommodation, bedroom three has a window to the front, a radiator, a light fitting, and a picture rail.

OUTSIDE

At the front of the property there is gated access to the courtyard style forecourt. There is fencing to the boundary, and a tiled pathway leading to the entrance door.

The rear garden includes a decked seating area, a patio seating area, and a lawned area. A pathway leads to a shed (with a further patio seating area in front), and a CABIN which has French doors, a window, and power and wifi connected. Fully enclosed, the garden has external lighting.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,235.09.

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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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