



2 Beaufort Court,
West Bridgford, NG2 7TB

2 Beaufort Court, West Bridgford, NG2 7TB

This detached bungalow provides accommodation including; an entrance hall, a lounge, a kitchen, a fitted shower room, three bedrooms, and a conservatory.

Benefiting from gas central heating, the property occupies a good size corner plot, with enclosed gardens to the rear, further gardens to the front, plus a driveway and double garage at the side 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 bus, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £435,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has coving, two ceiling light points, a radiator, an airing cupboard (with a radiator), double doors opening to the lounge, and doors into the kitchen, the shower room, and all three bedrooms.

The lounge has a window to the front, two radiators, two ceiling light points, wall lighting, and a gas fire set in a surround.

The kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit, space for a washer/dryer, a fridge/freezer (which will remain as a part of the sale), plus a NEFF double oven with microwave, and an electric hob with an extractor hood over. The Viessmann central heating boiler is housed in a cupboard here, there is a window to the front, and a UPVC door opening to the driveway.

Fully tiled, the shower room has a shower cubicle, a wash hand basin set in a vanity unit, and a wc. There is a window to the side, spot lighting, and a heated towel rail.

Bedroom two has a window to the rear, a radiator, a ceiling light point, coving, and a range of wardrobes with sliding doors.

Currently used as a dining room, bedroom three has a radiator, a ceiling light point, coving, and sliding patio doors opening to the conservatory.

The conservatory has a solid pitched roof, tiled flooring, and a door opening to the rear garden.

Completing the accommodation, bedroom one has a window overlooking the conservatory, a radiator, a ceiling light point, coving, and a range of wardrobes with sliding doors.

OUTSIDE

At the front of the property there is a lawned garden, with a central tree, shrub borders, and a pathway leading to the entrance door.

The driveway provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE (with an electric up and over door, and a pedestrian door opening to the decked area at the side). There is gated pedestrian access to the rear garden.

The well maintained rear garden includes; a decked seating area, a patio area, a large lawned area, and raised flower beds. Fully enclosed, the garden also houses a swinging chair, and a SUMMER HOUSE (with double opening doors).

Agent Note

The agents have been advised that there is foam insulation in the roof of the property - further details are held in the office.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 2025/2026 £2,514.46.

Referral Arrangement Note

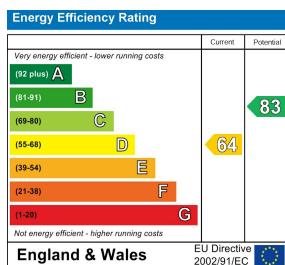
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com