



**2 Broadleigh Close, West Bridgford,  
Nottinghamshire, NG2 7NZ**

**£255,000**

**Tel: 01949 836678**

 **RICHARD  
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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Dining Kitchen
- Cul-De-Sac Setting
- Popular Location
- 2 Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Viewing Highly Recommended

An ideal opportunity to purchase a relatively modern semi detached home within a small cul-de-sac setting in this well regarded suburb.

The property provides approximately 600 sq.ft. of internal accommodation comprising an initial main reception which would be large enough to accommodate both a living and dining area with a staircase rising to the first floor and a further door into a dining kitchen which has been modernised over the years with a range of units and benefits from access out into the rear garden. To the first floor there are two double bedrooms and a central bathroom; the property benefits from gas central heating.

As well as the interior accommodation the property occupies a pleasant plot with off road parking to the front; a lawned garden with inset trees and shrubs and access into an enclosed rear garden with an initial seating area leading onto a central lawn.

The property has previously been let so may appeal to investors but ideally would suit single or professional couples or potentially small families looking for a well placed home in this popular town.

## WEST BRIDGFORD

West Bridgford is a popular suburb of Nottingham with a wealth of local amenities, including boutique shops, cafés, and restaurants on Central Avenue, Bridgford Park, Trent Bridge Cricket Ground, riverside walks along the Trent, and nearby Holme Pierrepont National Watersports Centre. Excellent schools, fast transport links to Nottingham city centre and London, and easy access to the A52, A46, and M1 further enhance its appeal.

A TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL SITTING ROOM

15'10" x 11'11" (4.83m x 3.63m)

A well proportioned space having a spindle balustrade turning staircase rising to the first floor landing with useful alcove beneath, window to the front elevation and, in turn, a further door leading through into:

## DINING KITCHEN

11'11" x 9' (3.63m x 2.74m)

Having an aspect into the rear garden; fitted with a range of modern wall, base and drawer units with an L shaped configuration of laminate preparation surfaces; inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including electric ceramic hob with single oven beneath and chimney hood over; plumbing for

washing machine, space for tumble dryer, room for a further free standing appliance; the room being large enough to accommodate small dining or breakfast table; having double glazed single door into the rear garden and additional window to the side.

RETURNING TO THE INITIAL SITTING ROOM A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having access to loft space above with pull down aluminium ladder and further doors leading to:

## BEDROOM 1

11'10" x 8'11" (3.61m x 2.72m)

A well proportioned double bedroom having an aspect into the rear garden.

## BEDROOM 2

11'11" x 7'7" (3.63m x 2.31m)

Again a double bedroom currently utilised as a dressing room, having a window to the front elevation.

## BATHROOM

8'10" x 4'7" (2.69m x 1.40m)

Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted electric shower over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; chrome towel radiator and double glazed window to the side.

## EXTERIOR

The property occupies a pleasant position close to the entrance to this small cul-de-sac setting having an established frontage with inset trees and shrubs behind which is a lawned area which leads to the front door. A driveway provides off road car parking for a single vehicle and continues to the side of the property where there is a courtesy gate leading into an rear garden with an initial paved terrace separated by a low brick wall which leads onto a mainly lawned garden enclosed by hedging and fencing.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

## TENURE

Freehold

## ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria

(i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

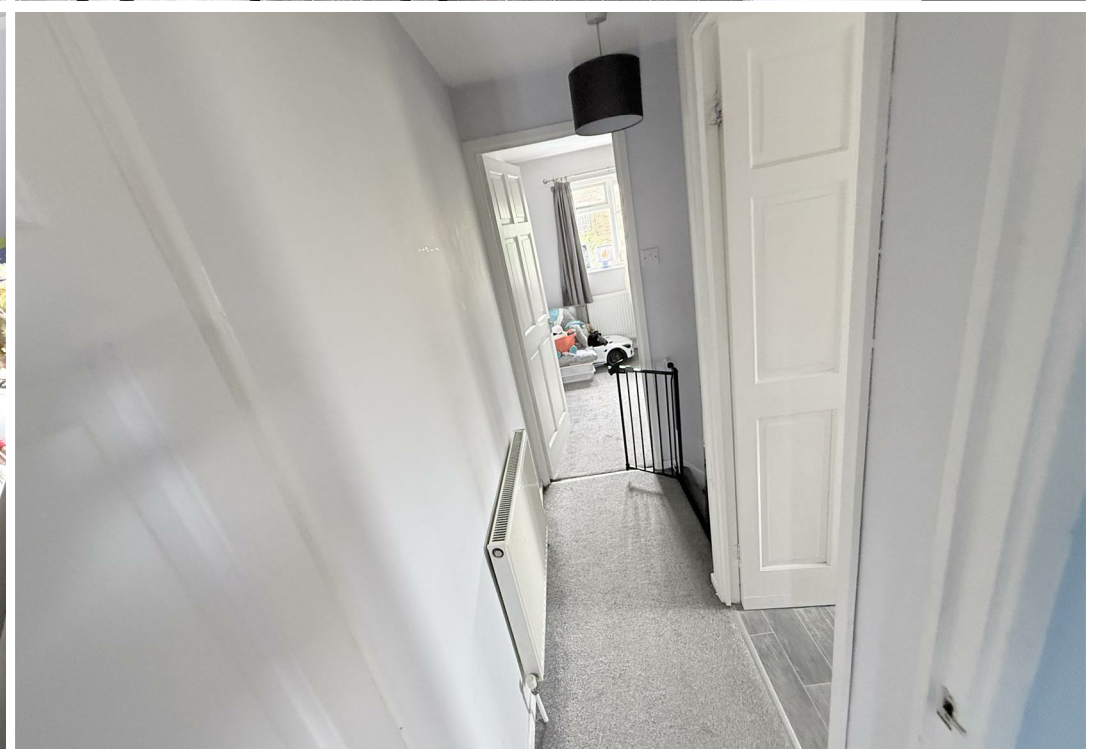
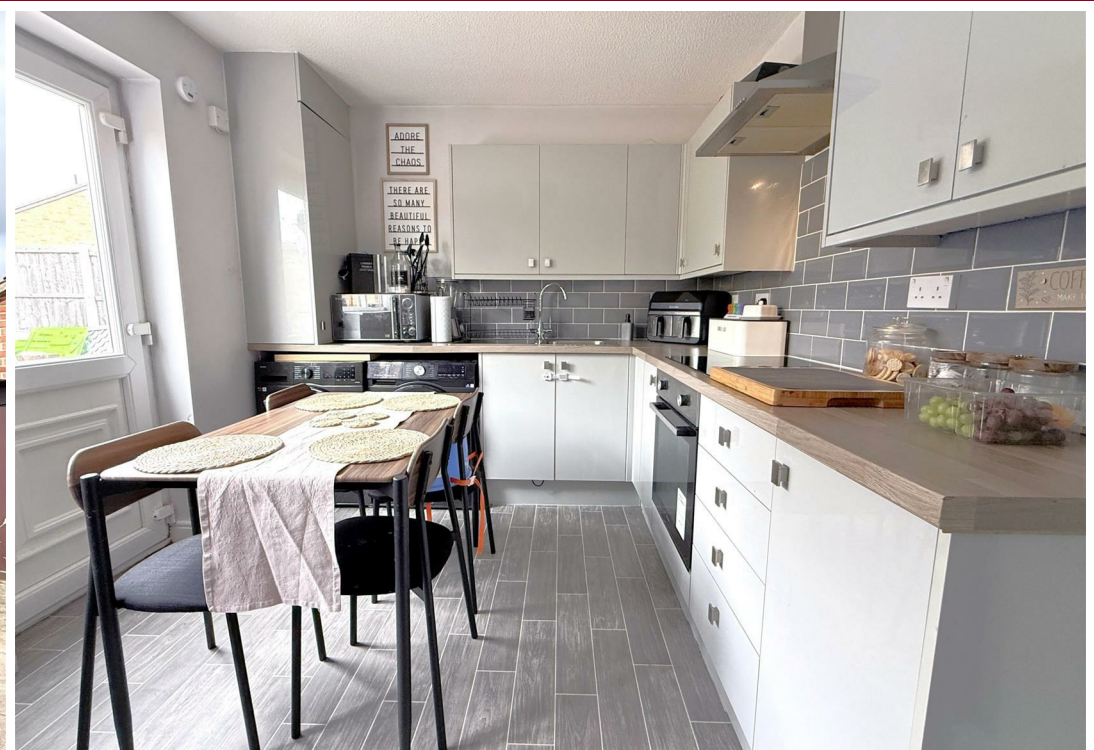
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

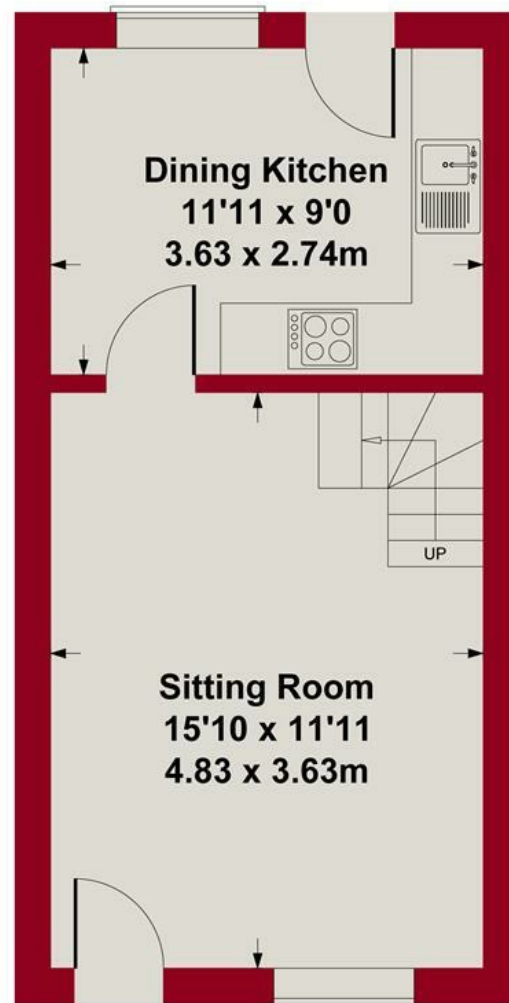
<https://reports.ofsted.gov.uk/>

Planning applications:-

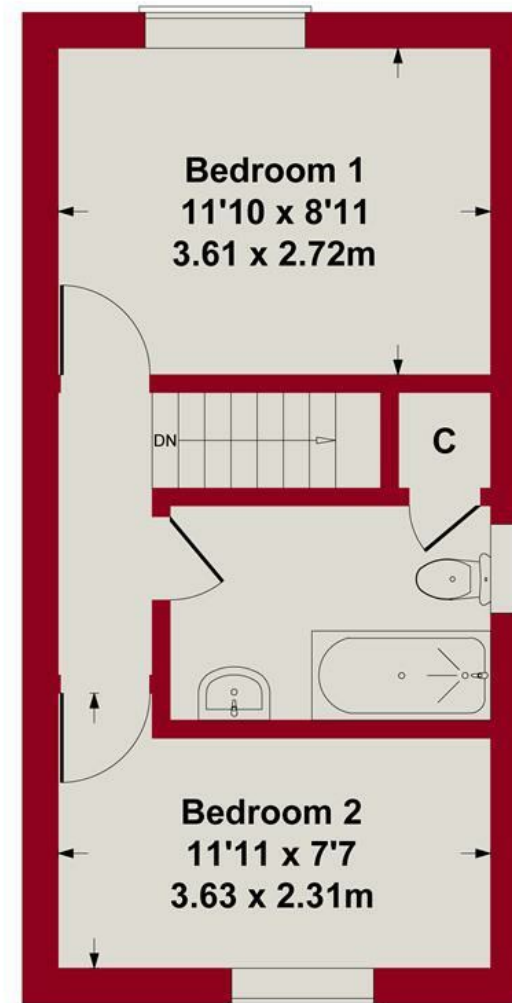
<https://www.gov.uk/search-register-planning-decisions>







**GROUND FLOOR**



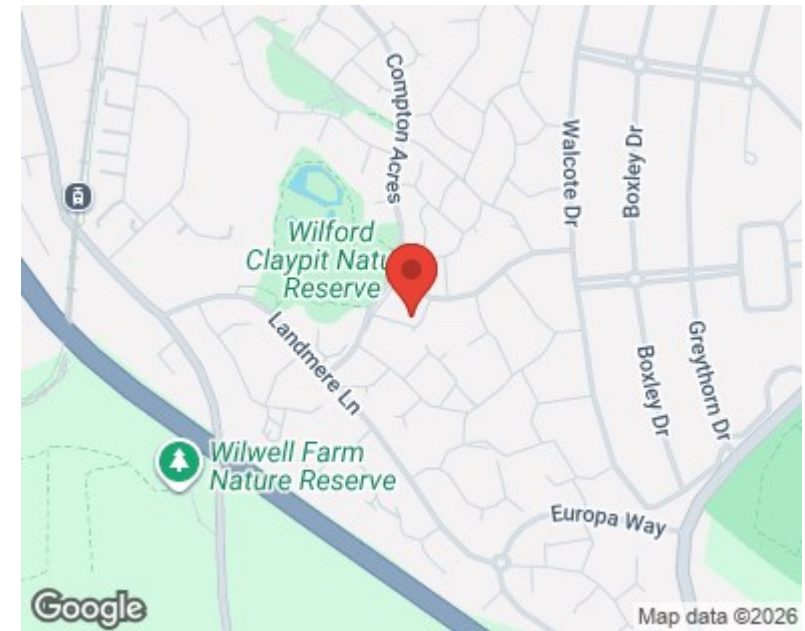
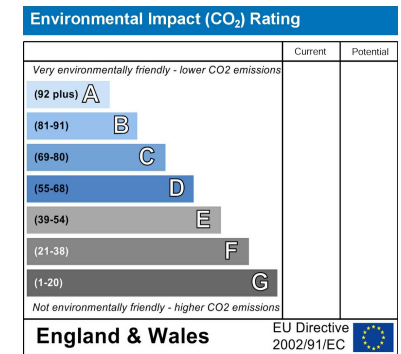
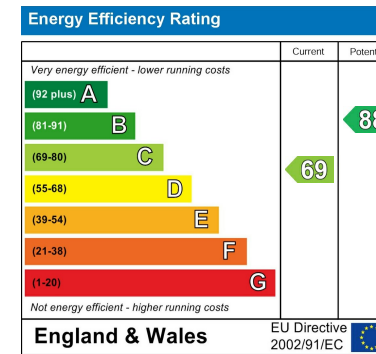
**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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