Clumber Road

West Bridgford, Nottinghamshire, NG2 6DQ







A well-presented, naturally light and spacious home, offering plentiful living accommodation, private rear garden, single garage and driveway, with potential to extend (STPP), located centrally to a wide range of fantastic amenities.

Offers In Excess Of £365,000

John German

This fantastic home would make an ideal purchase for first time buyers, professional couples, small families or landlords.

The property is located within easy reach of a wide range of local amenities, including excellent primary and secondary schools, supermarkets, independent shops including butchers and green grocers, boutiques, pubs and restaurants. Central Avenue and West Bridgford Park are only a short walk away, as are Trent Bridge Cricket Ground and The City Ground.

Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the A52 and A46, regular bus service, and Nottingham Railway Station (approx. 10 mins away by car) providing links to London & Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, lounge/dining room and breakfast kitchen. There is potential to create a ground floor W.C. to the rear of the property while extending is also a possibility (STPP).

Externally, the rear garden is about to undergo a brief schedule of works to replace fencing and create a patio seating area. The single garage is accessed via shared drive with the property next door and hard standing parking is available for two vehicles.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
Some images within the sales particulars may have been enhanced or staged by AI.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Garage & driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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ABBEY ROAD
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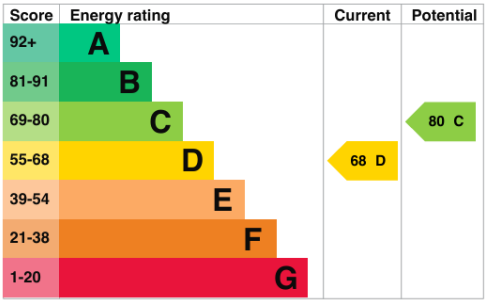

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.