



16 College Street, East Bridgford,
Nottingham, NG13 8LE

£300,000

Tel: 01949 836678

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

- Detached Period Cottage
- 2 Bedrooms
- 2 Receptions
- Tastefully Appointed Throughout
- Thoughtfully Refurbished
- Wealth Of Character & Features
- Manageable Courtyard Garden
- Ideal Downsize
- Highly Regarded Location
- Viewing Highly Recommended

A rare opportunity to purchase a really interesting, individual, detached period cottage located within a particularly well regarded area of the village and occupying a manageable, low maintenance plot making it perfect for those downsizing from larger dwellings or alternatively single or professional couples.

The cottage has seen a tasteful programme of improvements over the years and is beautifully presented throughout, benefitting from relatively neutral decoration and modern but traditional style fixtures and fittings which harmonise with the original character and features of the property. Each room offers its own individuality, enhancing the cosy homely atmosphere.

The accommodation comprises an initial entrance hall with useful utility off and a cottage style kitchen fitted with a generous range of units and integrated appliances. This links through into a delightful sitting room with a beamed ceiling, fireplace and aspect to the front. Double doors lead through into the addition of a useful garden room which provides a further versatile reception space, ideal as either formal dining or an additional sitting room. To the first floor there are two bedrooms, both with fitted wardrobes, and a tastefully appointed bathroom with a traditional style suite.

As well as the main accommodation the property occupies a manageable low maintenance plot fronting College Street with on street parking to the front and pedestrian to an enclosed courtyard style garden at the rear. The garden is large enough to accommodate a seating area but manageable enough for the more reluctant gardener making it ideal as a lock up and leave.

Overall viewing is the only way to truly appreciate this quaint period cottage within this highly regarded and well served village.

EAST BRIDGFORD

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11'8" into stairwell x 3'10" (3.56m into stairwell x 1.17m)

A pleasant initial entrance vestibule having a spindle balustrade turning staircase rising to the first floor landing, deep skirtings, two windows to the rear and further strip pine doors in turn leading to:

BREAKFAST KITCHEN

12'2" x 8' (3.71m x 2.44m)

A delightful cottage style kitchen tastefully appointed with a generous range of Shaker style wall, base and drawer units with glazed display cabinets and under unit lighting and having; used shaped configuration of butcher's block preparation surfaces with inset ceramic sink and drain unit with chrome swan neck mixer tap and tumbled marble tiled splash backs; central chimney breast with space for free standing range with tiled splash back and concealed extractor above; integrated under counter fridge and freezer; attractive quarry tiled floor, heavily beamed ceiling, space for small dining or breakfast table and sealed unit double glazed window to the front.

MAIN SITTING ROOM

13'9" x 11'2" (4.19m x 3.40m)

An attractive reception having a heavily beamed ceiling. The focal point to the room being a chimney breast with exposed brick fireplace, quarry tiled hearth, open grate and alcoves to the side. In addition the room having deep skirtings, sealed unit double glazed window to the front and a pair of multi paned doors giving access through into:

CONSERVATORY/GARDEN ROOM

11'4" x 10'10" (3.45m x 3.30m)

A useful addition to the property providing a further versatile reception space large enough to accommodate both living and dining, having pitched roof with integral blinds, quarry tiled floor, exposed brick internal elevations creating an attractive feature, traditional style column radiator, sealed unit double glazed windows and French doors into the rear garden.

Returning to the initial entrance hall a further stripped pine door gives access into:

UTILITY ROOM

10'6" max into stairwell x 3'3" (3.20m max into stairwell x 0.99m)

A useful space having butcher's block work surface with plumbing for washing machine and space for further freestanding appliance beneath, wall mounted Baxi gas central heating boiler, useful under stairs alcove that provides room for a further freestanding appliance, central heating radiator and sealed unit double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having an attractive pitched ceiling with exposed timber purlin and, in turn, further stripped pine doors leading to:

BEDROOM 1

11'7" (excluding wardrobes) x 11' (3.53m (excluding wardrobes) x 3.35m)

A well proportioned double bedroom fitted with a generous range of integrated furniture including full height wardrobes. In addition the room having deep skirtings and sealed unit double glazed window to the front.

BEDROOM 2

11' max x 8' max (3.35m max x 2.44m max)

Tastefully appointed having a run of built in full height wardrobes with integrated dressing table and drawer units, deep skirtings and sealed unit double glazed window to the front.

L SHAPED BATHROOM

8'7" x 5'6" max (2.62m x 1.68m max)

Tastefully appointed with a modern but traditional style suite comprising close coupled WC, pedestal washbasin with chrome taps and tiled splash backs and free standing ball and claw roll top bath with chrome mixer tap and integral shower handset, tiled splash backs, pitched ceiling and sealed unit double glazed windows to two elevations.

EXTERIOR

The property occupies a fantastic location in this highly regarded area of the village, occupying a low maintenance and manageable plot fronting College Street with on street parking to the front. To the rear is a small low maintenance courtyard style garden with a gravelled seating area and bin store concealed by trellising.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas (boiler installed 2025), electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note that the vehicular gateway shown in the pictures is not in ownership of the cottage and there is no vehicular access or parking.

There is a only a pedestrian right of way to access the rear garden.

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/>

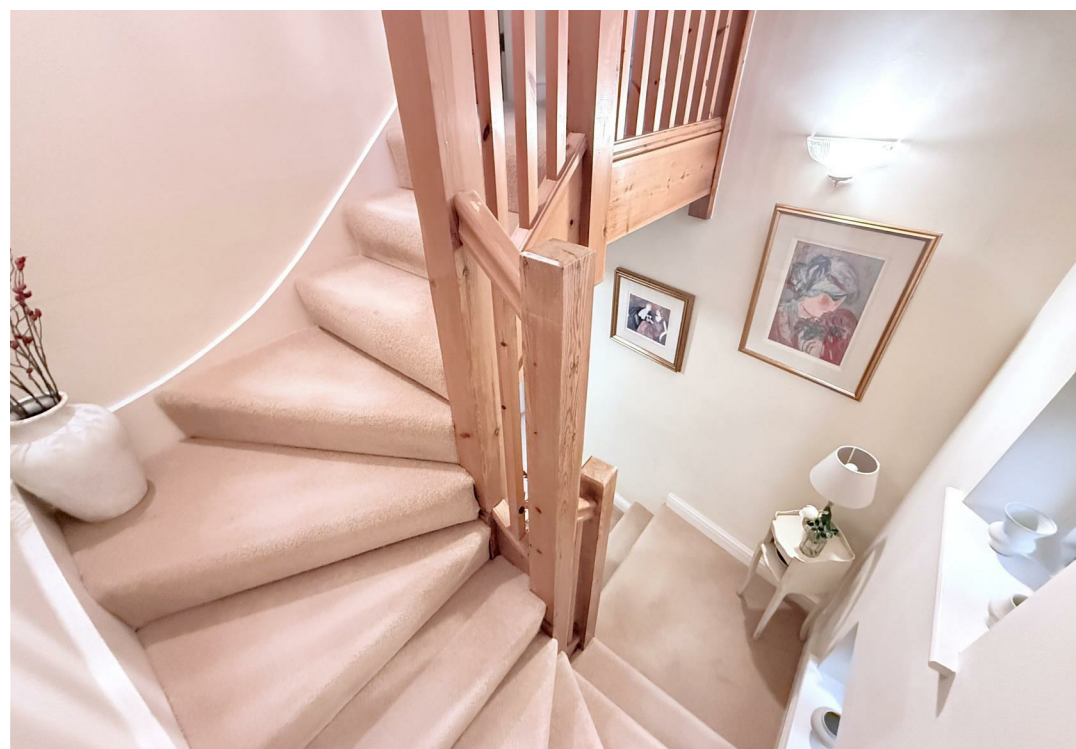
Planning applications:-

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

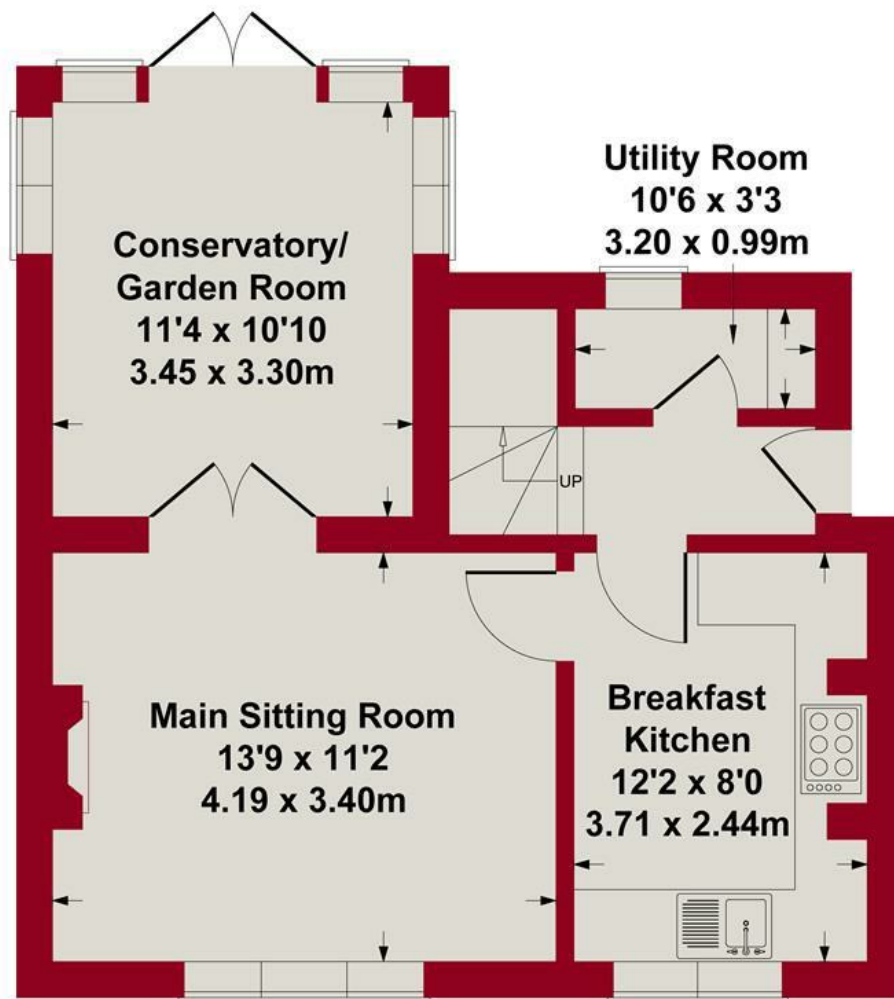




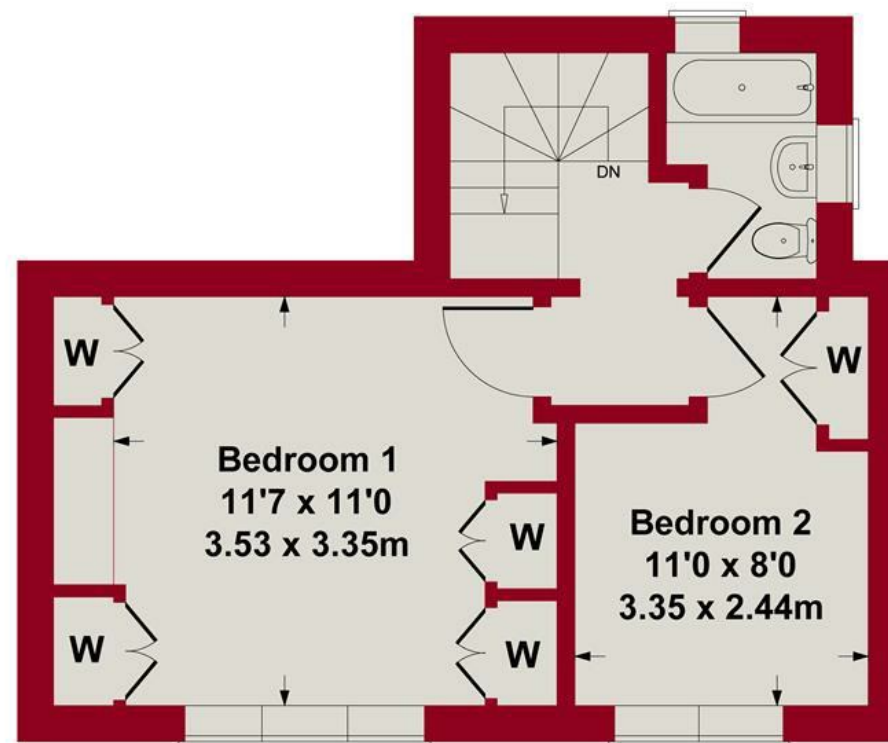








GROUND FLOOR



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.

Produced by Potterplans Ltd. 2026



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers