Byron Road

West Bridgford, Nottingham, NG2 6DX







A recently modernised home, with plentiful natural light, situated within walking distance to Central Avenue, with a private landscaped rear garden, single garage, driveway and the significant benefit of freehold solar panels.

Offers In Excess Of £350,000

John German

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

Recent works to the property include majority replacement double glazing, new kitchen, new bathroom, new flooring throughout, landscaping of the rear garden and the addition of freehold solar panels.

The property is located within easy reach of a wide range of local amenities, including West Bridgford Infant & Juniors feeding into The West Bridgford School, 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 and Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; three bedrooms, shower room, lounge/dining room with feature bay window, and kitchen. The single garage is accessed either via personnel door from the hallway or via the recently installed electric roller door from the driveway.

Externally, the rear garden is a lovely size and a perfect space to relax or entertain in, laid with a mixture of lawn and patio, with fledgling fruit trees, vines and shrubs. The driveway to the front accommodates one vehicle however could be expanded to house another.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11112026
Please note: 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. It is quite common for some properties to have a Ring doorbell and internal recording devices.

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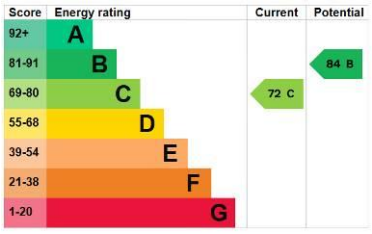

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Agents' Notes

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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.

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