



45 South Road,
West Bridgford, NG2 7AH

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This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a living room, a family room, a conservatory, a kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, the bathroom, and a separate wc. There is also a useful loft room providing additional space.

Benefiting from gas central heating, and UPVC double glazing, the property has a good size enclosed garden to the rear, and a driveway at the front providing off road parking.

Situated in the highly regarded 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 tram, provide access to Nottingham city centre.

Asking Price £350,000





ACCOMMODATION

Accessed via the open storm porch, the entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the living room, the family room, and the kitchen.

The living room has a UPVC double glazed bay window to the front, a feature fireplace, and a radiator.

The family room has a feature fireplace, built in storage, a radiator, and French doors opening to the conservatory.

The conservatory has UPVC double glazed windows overlooking the rear garden, polycarbonate roofing, a radiator, and a door opening out.

The kitchen has wall and base units, roll edge work surfaces, a sink and drainer unit with a mixer tap over, and an extractor hood. The combination boiler is housed here, there is laminate flooring, partially tiled walls, a built in storage cupboard, and access to the utility room.

The utility room has fitted work surfaces, a UPVC double glazed window to the rear, laminate flooring, a radiator, a door into the ground floor wc, and a door opening out to the side.

On reaching the first floor, the landing has stairs rising to the loft room, and doors opening into all three bedrooms, the bathroom, and the separate wc.

Bedroom one has a UPVC double glazed window to the front, a radiator, and built in wardrobes.

Bedrooms two and three have windows to the rear and front respectively, and each has a radiator.

The bathroom has a panelled bath with shower over, and a wash hand basin. There is an opaque UPVC double glazed window to the rear, partially tiled walls, and a mirrored vanity cabinet.

The separate wc has a wc (with handles to the walls). There is an opaque UPVC double glazed window to the side.

The useful loft room has a UPVC double glazed window to the side, two Velux windows to the rear pitch, and a radiator.

OUTSIDE

At the front of the property, the driveway provides off road parking. There is access to the entrance door, and gated pedestrian access to the side and rear.

There is a good size garden to the rear of the property which includes patio seating areas, a shaped lawn, and a decked seating area. With mature hedged boundaries, the garden also houses a SUMMER HOUSE (with power connected).

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,322.32.

Referral Arrangement Note

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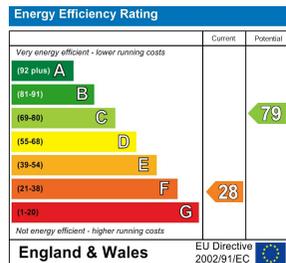


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