32 HERONS COURT NOTTINGHAM

£1,500 Per

Modern 2 bedroom house with huge side extension providing clinic / salon / work space, the house offers fitted kitchen, spacious lounge with direct access onto a low-maintenance rear garden, two bedrooms and a bathroom. Further benefits include driveway parking and the versatile separate clinic / salon with its own entrance, WC and clinic area with vaulted ceiling, ideal for professional or home-office use, subject to the necessary consents.

• House has side extension as separate clinic/salon/workspace • Driveway for parking • 2 bedrooms • Well presented throughout

Kitchen
Fitted L-shaped kitchen featuring light wood Shaker-style cabinetry, contrasting dark worktops and tiled splashbacks. The kitchen includes a stainless-steel gas hob, oven and extractor hood, together with a washing machine and fridge/freezer.

Lounge
Spacious lounge finished in neutral décor with light brown carpeting. Large sliding patio doors allow plenty of natural light and provide direct access to the rear garden.

Bedrooms
Both bedrooms are double sized room (3.68m x 2.03m and 3.68m x 2.98m) with sloped ceiling at sides of window.

Bathroom
Fully tiled bathroom fitted with a white three-piece suite comprising a WC, pedestal wash basin and panelled bath with an electric shower and glazed shower screen.

Extension
A particularly useful feature is the separate clinic/workspace, complete with an attractive vaulted ceiling and it's own WC facilities.

Available to practitioners whose services align with the clinic such as:

- Nutritionists and Dietitians
- Health and Wellness Coaches
- Counsellors and Therapists
- Physiotherapists and Sports Therapists
- Massage Therapists
- Aesthetic Practitioners
- Beauty and Holistic Therapists
- Women's Health Specialists

This versatile space may suit use as a treatment room, home office or studio, subject to any necessary consents. The associated hallway measures approximately 2.70m x 2.34m, while the WC measures approximately 1.86m x 1.26m.

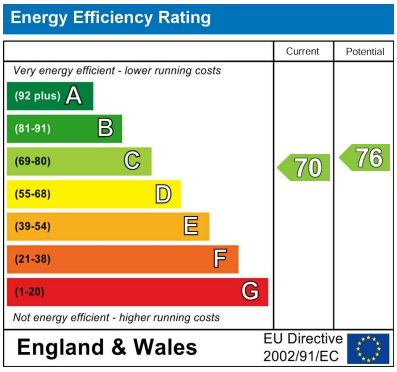
Exterior
Enclosed low-maintenance rear garden with paved seating areas. The garden offers space for outdoor seating and entertaining. Driveway included further on street parking available.

Location
The property is situated in the popular Gamston area of West Bridgford, conveniently placed for local shops and everyday amenities. Nearby schools include Edwalton Primary School, Pierrepont Gamston Primary School, Rushcliffe Spencer Academy and The West Bridgford School. A bus stop at Herons Court provides regular services towards West Bridgford and Nottingham city centre, while Nottingham railway station is approximately 2.6 miles away. The location also offers convenient access to surrounding road links and the wider amenities of West Bridgford.

Relevant information
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating.
Broadband and mobile phone coverage: see checker.ofcom.org.uk.

• Low maintenance rear garden • Washing machine and Fridge/freezer included • Located in a sought after area of Gamston / West Bridgford • Pleasant cul-de-sac • EPC Rating = C • Council tax band = B

Flood risk in this location: Surface water = Low.
River/Sea = Very low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Rushcliffe Borough Council – Band B
Any planning permission in the area: rushcliffe.gov.uk/planning-growth/planning/



EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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