



8 Edward Road, West Bridgford, Nottingham, NG2 5GB

Asking Price £440,000

- NO UPWARD CHAIN
- RECENTLY REFURBISHED
- SOUGHT AFTER LOCATION
- OFF-ROAD PARKING
- THREE BEDROOM SEMI DETACHED
- GOOD SIZED BEDROOMS
- LARGE COURTYARD GARDEN

# 8 Edward Road, Nottingham NG2 5GB

This three bedroom family home has undergone a complete schedule of renovation. Including UPVC windows, boiler and central heating system, complete rewire, newly decorated throughout, new kitchen, family bathroom, hard flooring on the ground floor with deep carpets in the bedrooms, there is a large courtyard for outdoor entertaining and a good space at the front for bikes and buggies. We would like to make interested parties aware that the property is available with no onward chain. Quick completions can be organised if required.



Council Tax Band: C



## Description

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## Accommodation

Visitors are welcomed into the entrance hall which leads to the open plan living area and stairs with runner rising to the first floor landing. The main reception has laminate flooring with a fully glazed door opening onto the garden. This is a well proportioned family space currently laid out as a dining and living room. The large bay window to the front plus two side windows and the French doors provide for a room filled with natural light. Further to the rear there is the kitchen, comprising an extensive range of storage units fitted under the solid wood work surface, incorporating an integrated oven and grill, fridge/freezer and stand alone dishwasher and washing machine. The first floor landing opens up to the stunning family bathroom, spacious master bedroom to the front of the house, a double bedroom in the middle and a third double bedroom at the rear of the property. The garden has been laid with porcelain tiles to provide an extensive patio area for outdoor entertainment with flower beds and mature trees to the side and front of the property offering a high level of privacy. The property has a generous cellar offering further storage space. Viewing is strongly recommended and can be arranged day or evening.

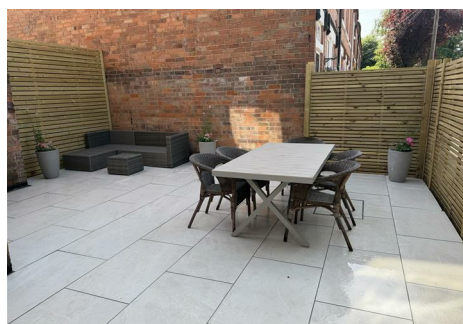
## Location

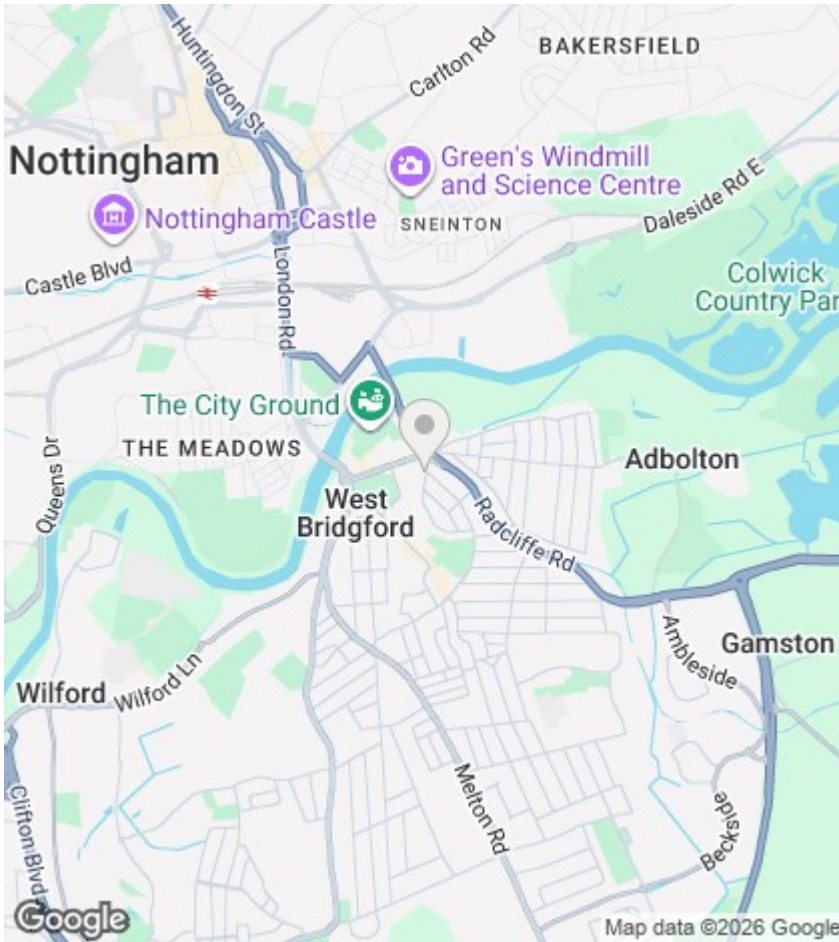
West Bridgford is a most sought after area in Nottingham and this newly renovated Edwardian house set within the catchment area of some of the finest schools in Nottingham is also within easy walking distance of Central Avenue and the Melton Road shops.

## Services

The property is connected to mains drainage, water, gas and electricity supply. The new gas fired combi boiler provides central heating to radiators.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

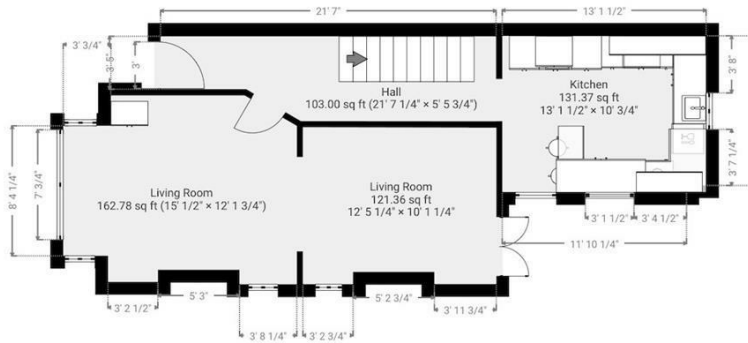
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### ▼ Ground Floor

TOTAL AREA: 518.17 sq ft • LIVING AREA: 518.17 sq ft • ROOMS: 4



### ▼ 1st Floor

TOTAL AREA: 499.12 sq ft • LIVING AREA: 499.12 sq ft • ROOMS: 6

