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**DavidJames**  
the estate agent

**Abbey Road, West Bridgford, Nottingham, NG2 5NF**

**£1,400 Per Month**

# About This Property

Situated in the highly sought-after area of West Bridgford, this spacious and extended three-bedroom semi-detached home is ideal for families and professionals alike. The property welcomes you with an entrance hall featuring tiled flooring, leading through to the impressive open-plan kitchen and dining space. The kitchen is fitted with white gloss units, wooden worktops and integrated appliances, while a skylight floods the space with natural light. The adjoining dining area is enhanced by a charming log-burning stove and French doors opening onto the rear garden. To the front, the generous living room boasts a bay window, wooden flooring and a feature open grate fireplace, creating a warm and inviting atmosphere. Completing the ground floor is a useful utility room with WC. Upstairs, there are three well-proportioned bedrooms, including two spacious doubles, served by a bathroom fitted with a white suite and rainfall mains shower. The property also enjoys a generous rear garden with an initial decking area, paved patio and steps leading down to a lawn, offering excellent outdoor space for relaxing or entertaining. To the front, a driveway provides off-street parking for multiple vehicles. Perfectly positioned within walking distance of West Bridgford's vibrant Central Avenue, the property falls within the catchment area for Abbey Road Primary School and Rushcliffe School, whilst offering convenient access to Nottingham City Centre.

## TENANCY DETAILS

Available From: TBC - property undergoing some improvement works

Furnishing: Unfurnished

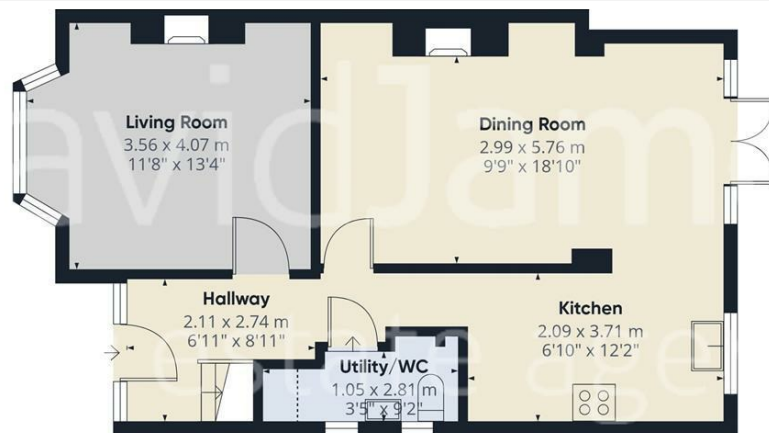
EPC Rating: D

Council Band: C

- Spacious extended semi-detached house
- Three bedrooms including two double bedrooms
- Living room with bay window and feature open grate fireplace
- Open-plan dining room/kitchen
- Kitchen with integrated appliances and wooden worktops
- Dining room with log burning stove and French doors to garden
- Ground floor utility room and WC
- First floor bathroom with rainfall mains shower
- Rear garden with decking, patio and lawn
- Driveway providing off-street parking for multiple vehicles







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

88.3 m<sup>2</sup>  
951 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

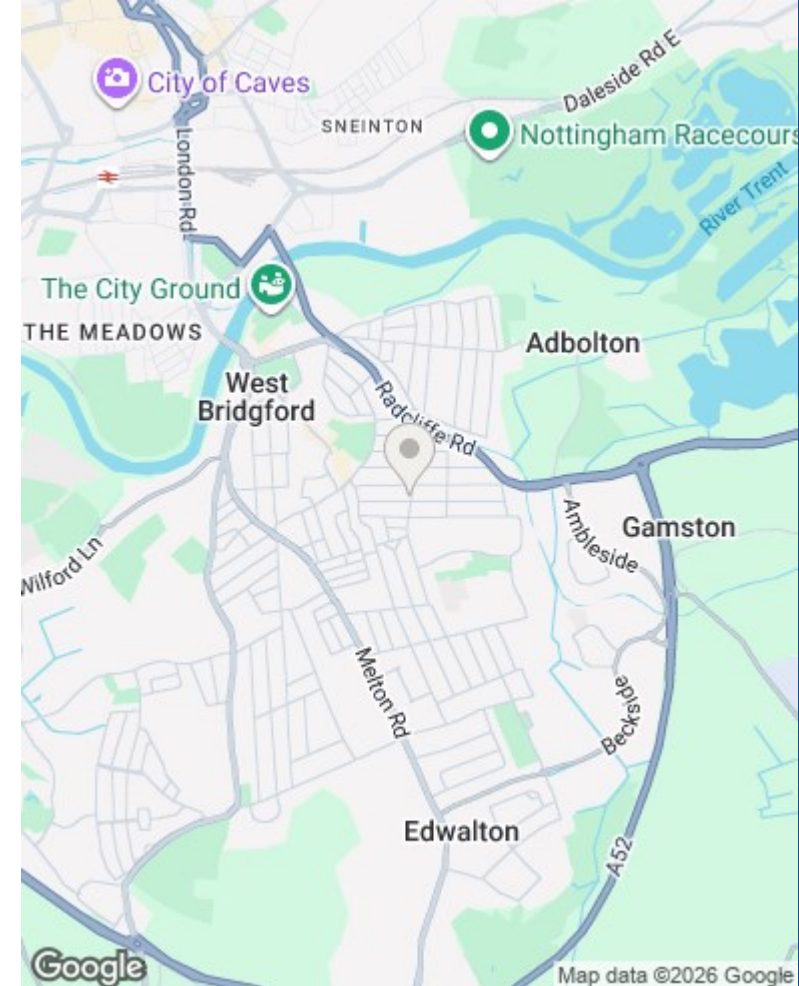
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: C**  
**Rushcliffe Borough Council**

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