

HoldenCopley

PREPARE TO BE MOVED

Gertrude Road, West Bridgford, Nottinghamshire NG2 5DA

£450,000

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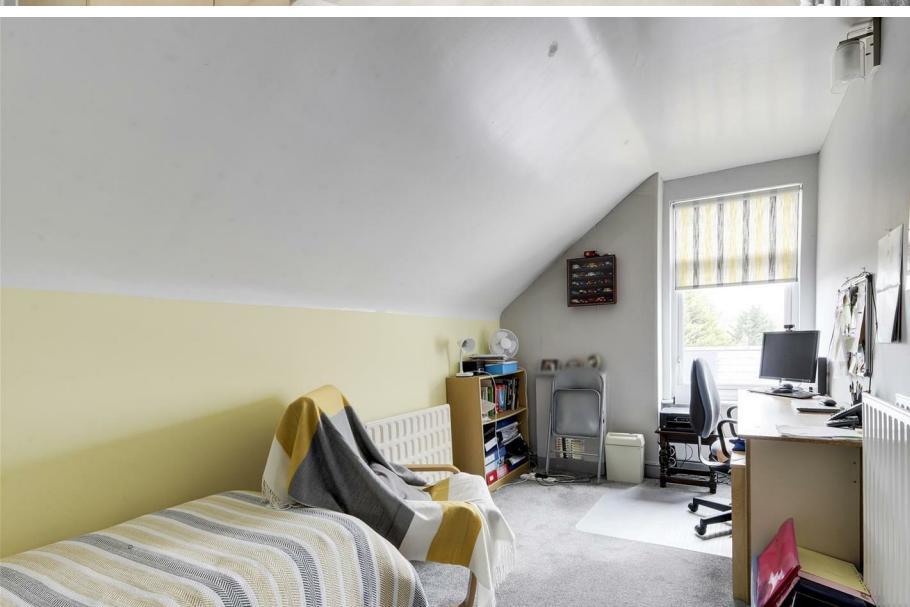


LOCATION, LOCATION, LOCATION...

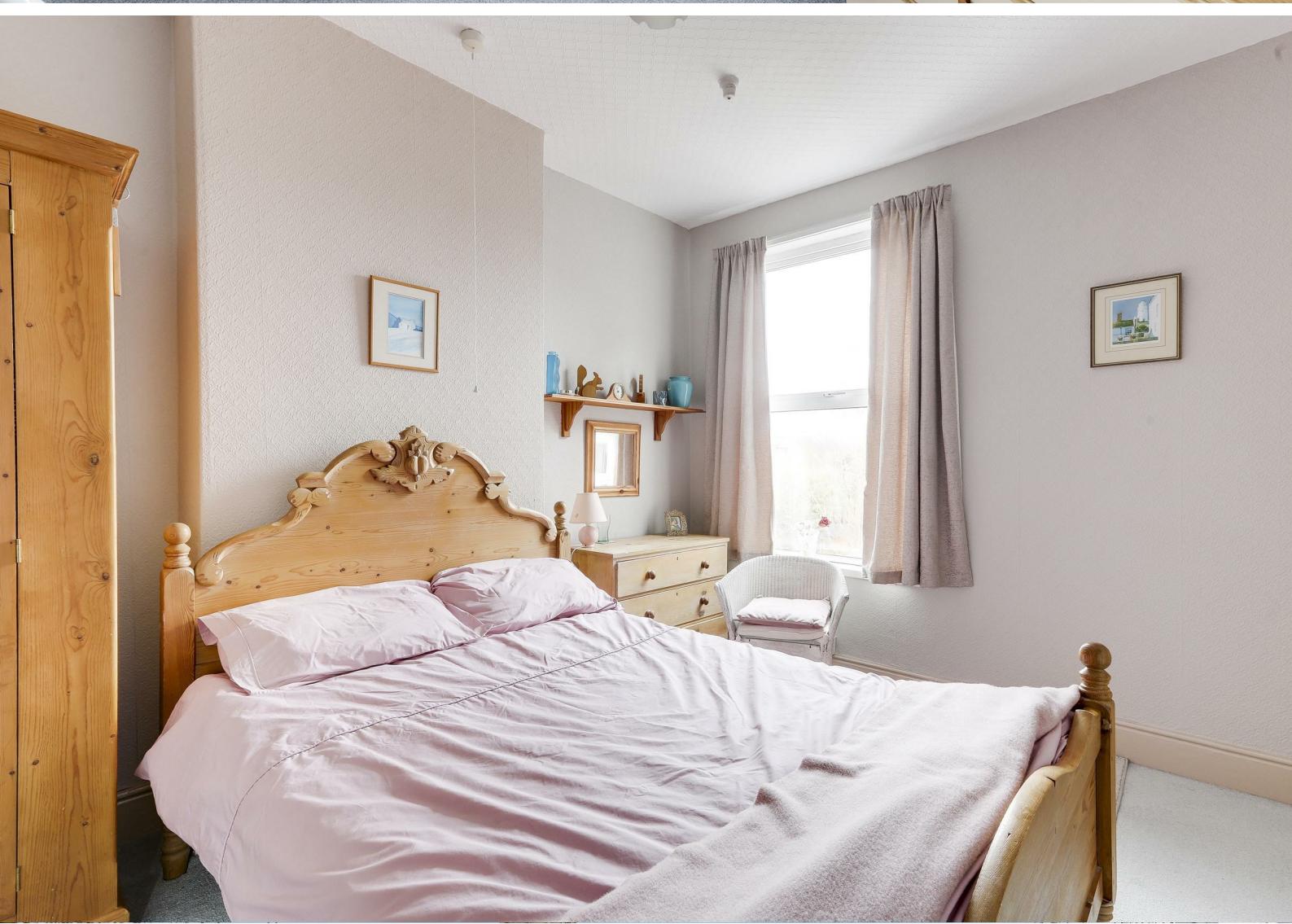
Situated in a highly sought-after location, this semi-detached home offers the perfect blend of comfort and convenience, making it an excellent choice for a growing family. The property benefits from superb transport links, as well as easy access to a variety of shops, and other local amenities and inns the catchment area for good schools, ensuring everyday essentials are always within reach. Upon entering through the porch, you are welcomed into a spacious entrance hall that leads into a bright and inviting living room. A beautiful bay window at the front allows natural light to flood the space. Adjacent to the living room, the dining room provides a wonderful setting for family meals and gatherings. The fitted kitchen is well-equipped with plenty of storage and worktop space, seamlessly connecting to a breakfast room. From the breakfast room, there is convenient access to the rear garden, as well as entry into the conservatory. The conservatory also provides access to a practical ground-floor W/C. Additionally, the ground floor benefits from a cellar, offering valuable extra storage space. Ascending to the first floor, there are two generously sized double bedrooms. A modern three-piece bathroom suite including a walk-in shower and bath serves this level, alongside a separate W/C for added convenience. Continuing up to the second floor, two further bedrooms provide additional accommodation. Externally, the property features a small courtyard at the front, with gated access leading to the rear garden. The rear outdoor space is fully enclosed and comprises of a lawn, a patio area perfect for outdoor seating and dining, and planted borders filled with a variety of shrubs and bushes that add colour and character to the garden. Two sheds provide additional storage, while an outdoor tap offers practical utility for gardening. The garden is surrounded by a combination of fencing and hedging.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Conservatory
- Cellar & Ground Floor W/C
- Four-Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

3'4" x 2'4" (1.04 x 0.72)

The porch has tiled flooring, partially tiled walls, and a UPVC door opening to the front garden.

Hallway

19'6" x 5'2" (5.96 x 1.58)

The hallway has carpeted flooring, a radiator, a decorative ceiling arch, coving to the ceiling, and a door providing access into the accommodation.

Living Room

14'1" x 11'8" (4.30 x 3.56)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace with a decorative surround and tiled hearth, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

12'5" x 9'1" (3.79 x 3.04)

The dining room has two UPVC double glazed windows to the side and rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

12'9" x 9'8" (3.89 x 2.96)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, a chrome heated towel rail, tiled splash back, tiled flooring, recessed spotlights, a UPVC double glazed window to the side elevation, and access to the breakfast room.

Breakfast Room

9'4" x 8'2" (2.87m x 2.49m)

The breakfast room has tiled flooring, a radiator, an open in-built cupboard, space for a chest freezer, a UPVC double glazed window to the rear elevation, and two UPVC doors to the side and rear elevation.

Conservatory

8'5" x 6'6" (2.57m x 1.98m)

The conservatory has tiled flooring, a wall-mounted heater, UPVC double glazed windows to the side elevation, a Polycarbonate roof, sliding patio doors opening to the rear garden.

W/C

9'4" x 2'6" (2.86 x 0.77)

This space has a low flush W/C, a pedestal wash basin with a tiled splash back, partially tiled walls, and tiled flooring.

BASEMENT

Cellar

15'9" x 3'5" (4.82 x 1.06)

The cellar has lighting, and ample storage.

Cellar

11'8" x 6'4" (3.58 x 1.95)

The cellar has lighting, and ample storage.

Cellar

11'8" x 4'9" (3.58 x 1.47)

The cellar has lighting, and ample storage.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Master Bedroom

15'7" x 11'5" (4.75m x 3.48m)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

12'5" x 9'1" (3.78m x 3.02m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9'9" x 8'7" (2.97m x 2.62m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath, a shower enclosure with a wall mounted shower fixture, a wall-mounted heater, a chrome heated towel rail, an in-built cupboard housing a two year old Bosch Worcester gas boiler, recessed spotlights, partially tiled walls, and laminate flooring.

W/C

4'2" x 2'10" (1.28 x 0.87)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and laminate flooring.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a Velux window, a storage area, and access to the second floor accommodation.

Bedroom Three

15'6" x 8'1" (4.72m x 2.46m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bedroom Four

12'5" x 9'11" (3.78m x 3.02m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio, a lawn, two sheds, planted borders with various shrubs and bushes, fence and hedged boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220 Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

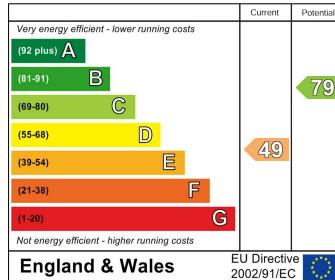
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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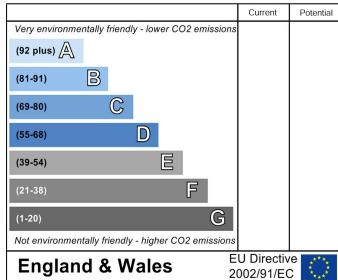
Purchaser Information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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