

HoldenCopley

PREPARE TO BE MOVED

South Road, West Bridgford, Nottinghamshire NG2 7AG

Guide Price £550,000 - £575,000

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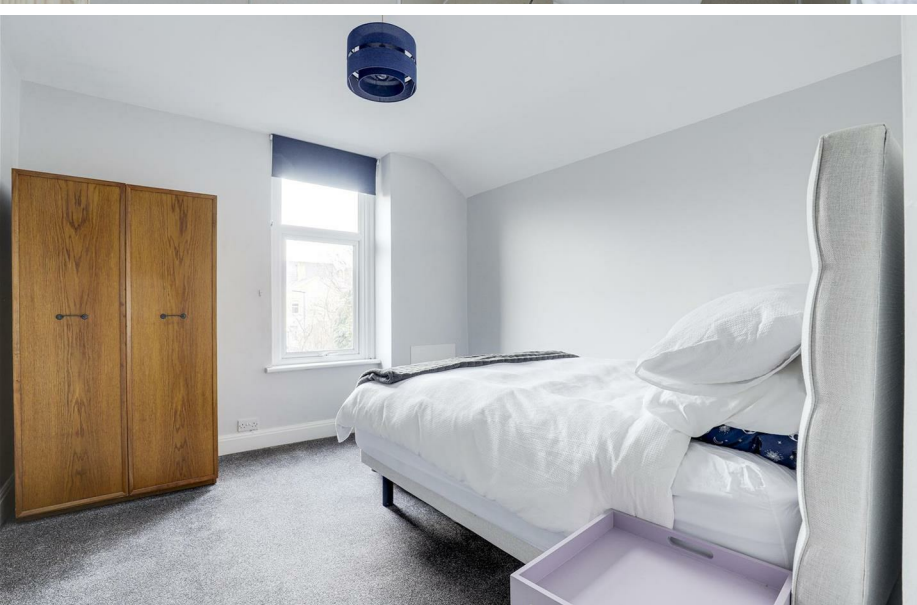
GUIDE PRICE £550,000 - £575,000

SOUGHT AFTER LOCATION...

This charming semi-detached Victorian house is beautifully presented, offering a harmonious blend of original character and modern updates. Period features such as picture rails, original fireplaces, and other classic details are thoughtfully preserved, while the property provides spacious accommodation across three floors, making it an ideal home for a growing family. Located in a highly sought-after area, the house is within easy reach of West Bridgford's vibrant centre, with its wide selection of shops, restaurants, and amenities. Excellent transport links provide convenient access to Nottingham City Centre, universities, and national travel routes, and the property falls within the catchment area for some outstanding local schools. On the ground floor, the property opens to a welcoming porch and entrance hall, leading to a light and airy living room featuring a square bay window and an original fireplace. From the hallway, there is access to a comfortable sitting room and a spacious fitted kitchen, complete with a breakfast bar and direct access to the rear garden. The first floor comprises three bedrooms, including a master bedroom with an en-suite, along with a well-appointed three-piece family bathroom. The second floor offers two further bedrooms, providing flexible accommodation for family life. Outside, the front of the property features a gravelled area and access to the rear garden. The fully enclosed rear garden is designed for both functionality and enjoyment, featuring a paved patio area ideal for dining, a raised decked seating area for relaxation or entertaining, a well-maintained lawn, and borders planted with a variety of established plants and shrubs. A practical shed offers storage, and the garden is enclosed by a solid brick wall, providing privacy and a sense of seclusion.

MUST BE VIEWED





- Semi-Detached Victorian House
- Five Bedrooms
- Living Room
- Sitting Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, a wall unit, and a UPVC door opening to the front garden.

Entrance Hall

5'6" x 20'9" (1.70m x 6.35m)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a ceiling arch, a column radiator, and a door providing access into the accommodation.

W/C

2'2" x 5'1" (0.67m x 1.56m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and vinyl flooring.

Living Room

12'4" x 15'5" (3.76m x 4.70m)

The living room has a UPVC double glazed square bay window to the front elevation, two column radiator, an original feature fireplace with a decorative surround, a TV point, a picture rail, coving to the ceiling, a ceiling rose, a column radiator, and carpeted flooring.

Sitting Room

10'3" x 12'5" (3.12m x 3.78m)

The sitting room has a UPVC double glazed window to the rear elevation, an original feature fireplace, a column radiator, a picture rail, coving to the ceiling, and carpeted flooring.

Kitchen

10'7" x 23'9" (3.23m x 7.24m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an under-mounted sink with a swan neck mixer tap, integrated drainer grooves, an integrated double oven, a gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, a vertical radiator, recessed spotlights, tiled flooring, two UPVC double glazed window to the rear and side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'4" x 16'4" (3.77m x 4.98m)

The first bedroom has three UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

2'10" x 10'2" (0.88m x 3.12m)

The en-suite has a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

15'2" x 10'8" (4.63m x 3.26m)

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

Bedroom Three

9'1" x 10'4" (2.78m x 3.16m)

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

Bathroom

7'2" x 6'1" (2.19m x 1.87m)

The bathroom had a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin, a corner bath with a handheld shower fixture and bi-folding shower screen, an extractor fan, recessed spotlights, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Upper Landing

The upper landing has two Velux windows, carpeted flooring, and access to the second floor accommodation.

Bedroom Four

13'6" x 8'10" (4.14m x 2.71m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Five

10'3" x 8'7" (3.13m x 2.64m)

The fifth 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 gravelled area, and access to the rear garden.

Rear

To the rear of the property, there is a fully enclosed garden offering a mix of functional and decorative features. It includes a practical shed for storage, a paved patio area ideal for outdoor dining, and a raised decked seating area perfect for relaxing or entertaining. The garden also features a well-maintained lawn, borders planted with a variety of established plants and shrubs, and is enclosed by a sturdy brick wall, providing both privacy and a sense of seclusion.

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 220Mbps

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 Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and are not necessarily comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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