

# HoldenCopley

PREPARE TO BE MOVED

Eton Road, West Bridgford, Nottinghamshire NG2 7AR

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Guide Price £475,000 - £525,000



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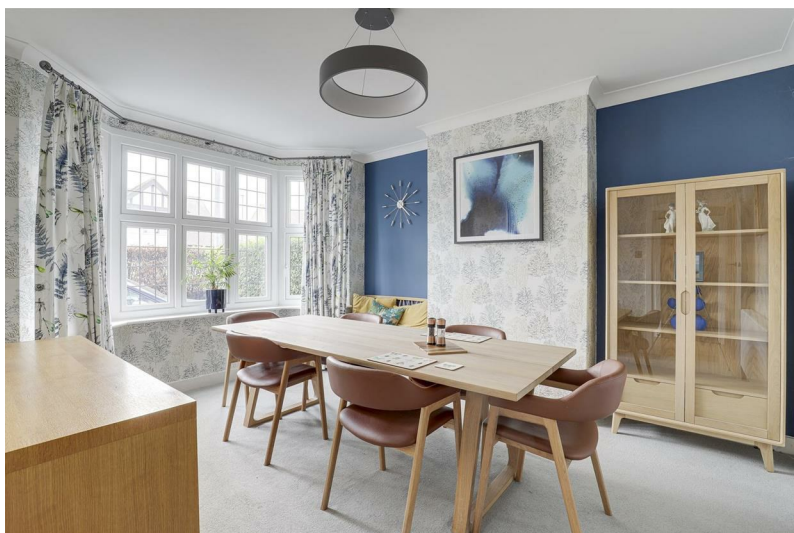


GUIDE PRICE £475,000 - £525,000

NO UPWARD CHAIN...

Located in a highly sought-after area of West Bridgford, this beautifully presented four-bedroom semi-detached home offers spacious family living with the perfect balance of convenience and charm. Positioned within walking distance of an array of shops, restaurants, cafés, and leisure and health clubs, the property also benefits from easy access to the River Trent and Nottingham City Centre. Families will appreciate being within the catchment area for well-regarded primary and secondary schools. Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy dining room, bathed in natural light from its large bay window. The living room offers a warm and inviting atmosphere, with double French doors opening onto the rear garden, seamlessly blending indoor and outdoor spaces. The modern kitchen is thoughtfully designed for your culinary needs, while a separate utility room provides added convenience. Upstairs, the property boasts four generously sized double bedrooms, each offering ample space, along with a stylish family bathroom. Externally, the home features a driveway with off-road parking for up to two cars, a detached garage, and the added benefit of an EV charging point. The rear garden is complete with a patio seating area, a well-maintained lawn, and borders adorned with a variety of plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Utility Room
- Stylish Bathroom
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator, recessed spotlights, a plate rail, two in-built storage cupboards, a feature stained glass window to the front elevation and a single composite door providing access into the accommodation.

Dining Room

14'4" into bay x 11'4" (4.38m into bay x 3.47m)

The dining room has carpeted flooring, a column radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Living Room

13'10" x 11'9" (4.24m x 3.59m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a decorative mantelpiece and double French doors opening out to the rear garden.

Kitchen

13'4" x 10'0" (4.07m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, partially tiled walls, a radiator, wooden flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access into the utility room.

Utility Room

8'6" x 4'1" (2.61m x 1.25m)

The utility room has a fitted base units with workops, space and plumbing for a washing machine and dishwasher, tiled flooring, a single-glazed window to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, an in-built storage cupboard, a UPVC double-glazed stained glass window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

14'10" into bay x 11'5" (4.54m into bay x 3.49m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

13'11" x 11'10" (4.26m x 3.61m)

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

Bedroom Three

10'4" x 8'11" (3.17m x 2.74m)

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

Bedroom Four

10'0" x 8'7" (3.06m x 2.64m)

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

Bathroom

8'0" x 5'6" (2.44m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a column radiator, recessed spotlights, tiled walls, wood-effect flooring and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for upto two cars, a EV charging point, access to the detached garage, gated access to the rear garden, courtesy lighting, hedge borders and a brick-wall boundary.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn bordered by a variety of plants and shrubs, a hedge border and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

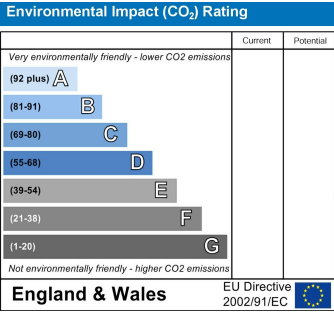
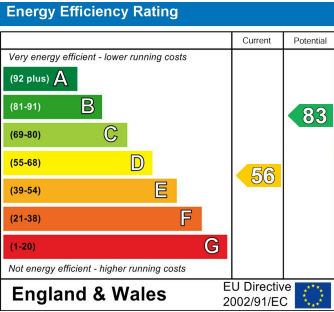
Flood Risk – No flooding in the past 5 years - The government website states this is a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

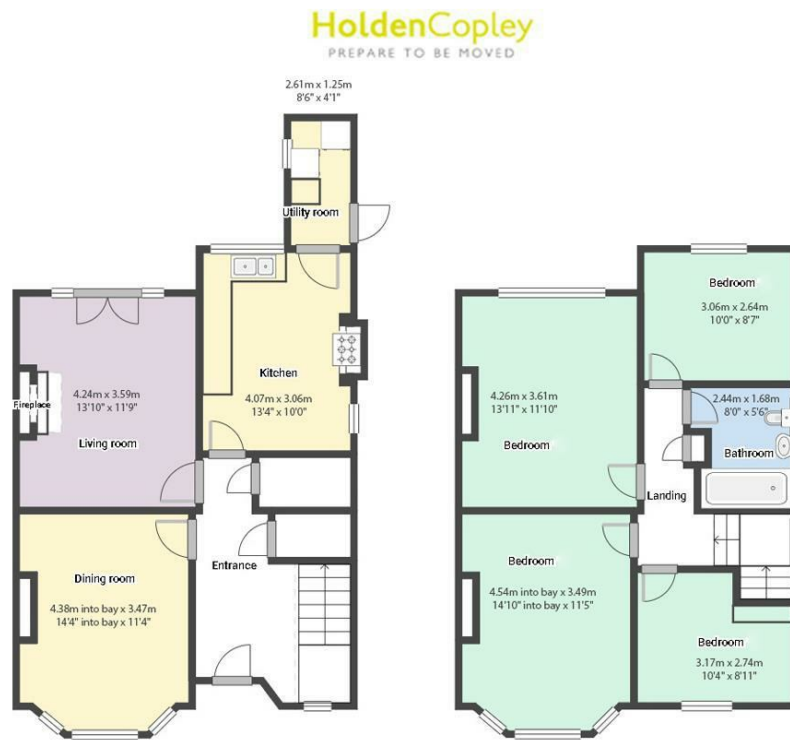
Any Legal Restrictions – No

Other Material Issues – No





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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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