

# HoldenCopley

PREPARE TO BE MOVED

Julian Road, West Bridgford, Nottinghamshire NG2 5AL

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Guide Price £400,000 - £425,000



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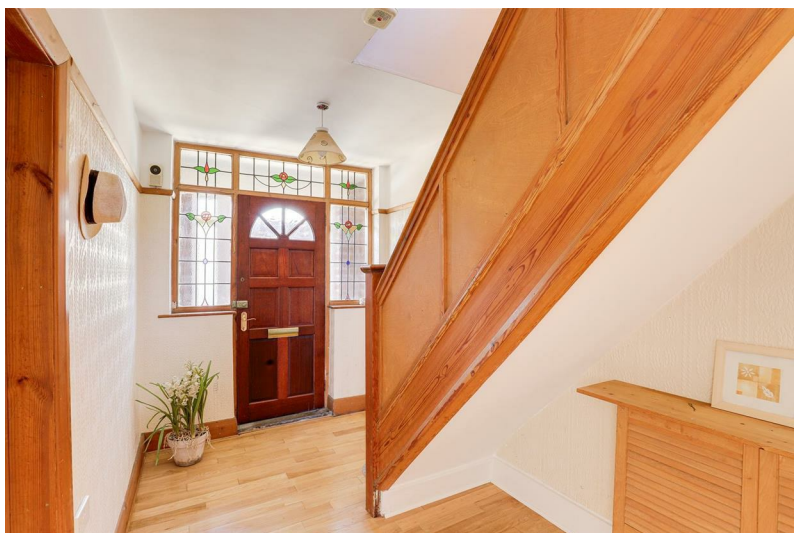


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LOCATION LOCATION LOCATION...

This well-presented three-bedroom semi-detached home offers deceptively spacious accommodation. Offered to the market with no upward chain, this property is located in the highly sought after area of West Bridgford—a thriving location known for its vibrant café culture, riverside walks and excellent shopping facilities. With top-rated schools, fantastic transport links, and a host of local amenities nearby, it's easy to see why this area continues to be in such high demand. Internally, the ground floor comprises a porch and entrance hall, a spacious bay-fronted reception room, a separate dining room, and a well-appointed fitted kitchen—offering the perfect setup for family living and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms, a two-piece bathroom suite, a separate W/C, and access to the loft space. Adding further value and flexibility, the property comes with granted planning permission for a dormer loft conversion and hip-to-gable roof extension, providing an excellent opportunity to expand the living space—this permission remains valid until September 2025. Outside, the property enjoys excellent kerb appeal with double iron gates opening onto a driveway providing off-street parking. To the rear is a private garden featuring a paved patio seating area, a well-maintained lawn, mature shrubs and trees, and a useful garden shed—ideal for outdoor storage. With its spacious layout, sought-after location, and no onward chain, this is a fantastic opportunity to secure a wonderful home in the heart of West Bridgford.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Two Piece Bathroom & Separate W/C
- Off-Road Parking
- Spacious Private Rear Garden
- Highly Sought After Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Porch

6'7" x 2'0" (2.01m x 0.62m)

The porch has tiled flooring and a single composite door providing access into the accommodation.

Entrance Hall

13'3" x 6'11" (4.04m x 2.12m)

The entrance hall has internal stained glass windows, a single wooden door, solid oak flooring, carpeted stairs, a radiator and a picture rail.

Reception Room

13'5" into bay x 10'10" (4.11m into bay x 3.32m)

The reception room has a UPVC double-glazed bay window to the front elevation, solid oak flooring, a radiator, an open fireplace with a decorative surround and a dado rail.

Dining Room

13'7" x 10'10" (4.16m x 3.32m)

The dining room has solid oak flooring, a radiator, open access into the kitchen, coving and sliding patio doors providing access out to the garden.

Kitchen

15'4" x 6'11" (4.68m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, space for a cooker, a gas hob, a stainless steel sink with a drainer, space for an under the counter fridge and freezer, solid oak flooring, a radiator, partially tiled walls, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a single door providing side access.

FIRST FLOOR

Landing

10'9" max x 3'4" (3.28m max x 1.04m)

The landing has a UPVC double-glazed stained glass window to the side elevation, carpeted flooring, a dado rail, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'8" x 10'10" (4.17m x 3.32m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a dado rail.

Bedroom Two

13'8" into bay x 10'10" (4.17m into bay x 3.32m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a dado rail.

Bedroom Three

8'4" x 6'11" (2.55m x 2.12m)

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

Bathroom

6'11" x 6'0" (2.11m x 1.84m)

The bathroom has a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring, a radiator, partially tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

W/C

3'10" x 3'1" (1.17m x 0.96m)

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

OUTSIDE

Front

To the front there are double iron gates providing access onto the driveway.

Rear

To the rear is a private garden with a paved patio, a shed, a lawn, mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

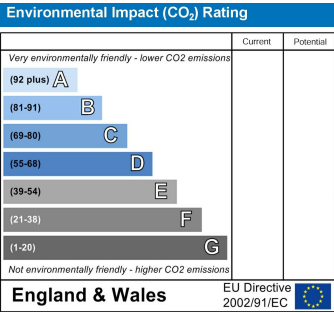
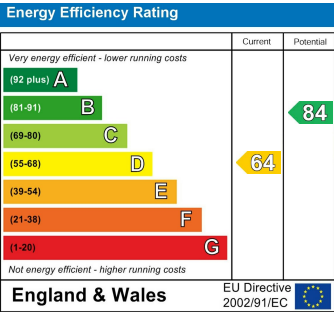
The vendor has advised the following:

Property Tenure is Freehold

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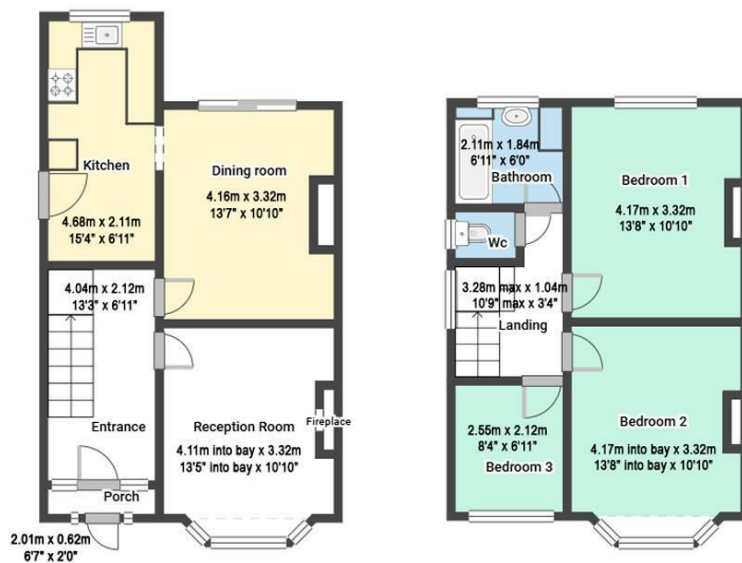
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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