

# HoldenCopley

PREPARE TO BE MOVED

Trent Boulevard, West Bridgford, Nottinghamshire NG2 5BB

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Guide Price £400,000



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GUIDE PRICE £400,000 - £425,000

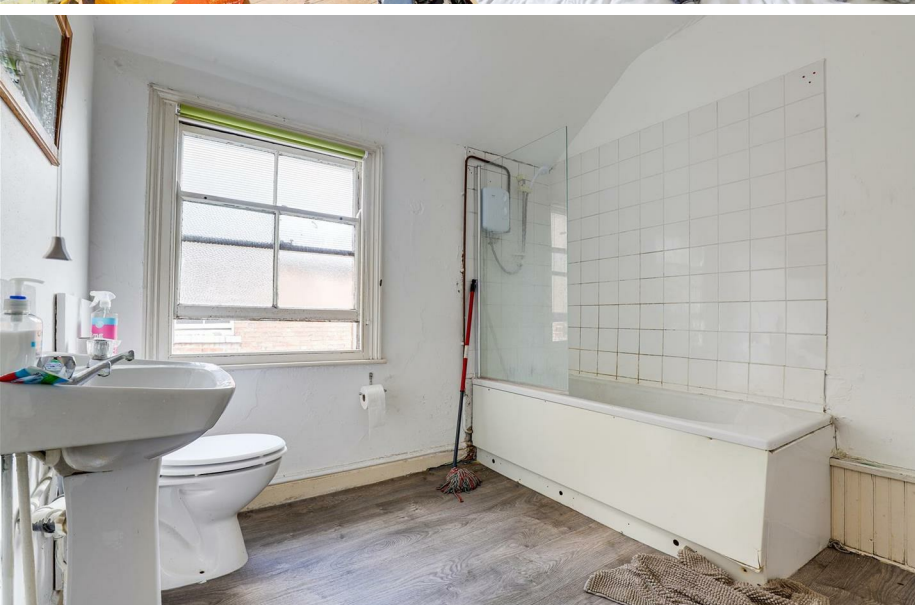
PERFECT FOR A RANGE OF BUYERS...

This substantial five-bedroom property is currently fully let as a licensed HMO, offering an excellent turnkey investment with immediate income. At the same time, it lends itself perfectly to being reconfigured into a spacious family home thanks to its generous layout and sought-after residential location. Positioned in the heart of West Bridgford, the property is ideally placed within walking distance to a wide range of amenities, highly regarded schools, superb transport links, and offers easy access to the City Centre, QMC, and both Universities – making it an appealing option for families and professionals alike. Set across three floors, the property provides well-proportioned and versatile accommodation throughout. The ground floor features a welcoming entrance hall, two large reception rooms ideal for family living or communal spaces, a modern kitchen diner, and access to a generous cellar offering excellent storage potential. To the first floor are three double bedrooms, a family bathroom and a separate WC, while the second floor hosts a further two spacious double bedrooms – also perfect as guest rooms, home offices or hobby spaces. Outside, the property benefits from a driveway providing off-street parking for two vehicles and a fantastic-sized, established rear garden – ideal for children, entertaining or simply enjoying some quiet outdoor space. Whether you're a landlord searching for a strong-performing investment or a buyer looking for a forever home in a prestigious area, this versatile property is not to be missed.

VIEWING IS HIGHLY RECOMMENDED







- Semi-Detached House
- 5-Bed HMO - Fully Let
- Two Reception Rooms
- Spacious Kitchen Diner
- Cellar For Storage
- Three-Piece Bathroom Suite & Additional WC
- Fantastic-Sized Garden
- Driveway For Two Cars
- Sought-After Location
- No Upward Chain











GROUND FLOOR

Porch

The porch has double doors providing access into the accommodation.

Entrance Hall

22'2" x 4'6" (6.76m x 1.38m)

The entrance hall has Minton tiled flooring, carpeted stairs, a radiator, coving to the ceiling, and a decorative ceiling arch.

Living Room

14'7" x 12'11" (4.47m x 3.94m)

The living room has a single-glazed bay window to the front elevation, wooden flooring, a picture rail, coving to the ceiling, a TV point, and a radiator.

Sitting Room

11'6" x 12'10" (3.52m x 3.93m)

This room has a sliding sash window to the rear elevation, coving to the ceiling, a picture rail, a tiled mantelpiece, and a radiator.

Kitchen

20'5" x 11'11" (6.24m x 3.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker with an extractor fan, space for a fridge and a freezer, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, a radiator, fitted cupboards, access to the cellar, and two single-glazed windows to the side and rear elevation.

BASEMENT LEVEL

Cellar One

12'11" x 2'7" (3.95m x 0.79m)

Cellar Two

11'6" x 4'7" (3.52m x 1.42m)

Cellar Three

7'10" x 11'1" (2.41m x 3.40m)

FIRST FLOOR

Landing

7'6" x 3'3" (2.29m x 1.01m)

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

Master Bedroom

14'6" x 17'11" (4.43m x 5.48m)

The main bedroom has a single-glazed window and a single-glazed bay window to the front elevation, wooden flooring, a pedestal wash basin, and a radiator.

Bedroom Two

12'11" x 11'6" (3.95m x 3.53m)

The second bedroom has a sliding sash window to the rear elevation, wooden flooring, a radiator, and a pedestal wash basin.

WC

5'7" x 2'11" (1.72m x 0.90m)

This space has a low level dual flush WC, a wash basin, tiled splashback, and a sash window to the side elevation.

Bathroom

8'3" x 8'7" (2.53m x 2.64m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, wood-effect flooring, two radiators, and a sliding sash window to the side elevation.

Inner Landing

17'5" x 2'8" (5.33m x 0.82m)

Bedroom Three

8'0" x 12'0" (2.46m x 3.67m)

The third bedroom has a sliding sash window to the rear elevation, wooden flooring, and a radiator.

SECOND FLOOR

Upper Landing

3'4" x 9'7" (1.03m x 2.94m)

The upper landing has a circular skylight window, carpeted flooring, and provides access to the second floor accommodation.

Bedroom Four

17'11" x 9'1" (5.48m x 2.78m)

The fourth bedroom has a sliding sash window to the side elevation, a Velux window, wooden flooring, a pedestal wash basin, and a radiator.

Bedroom Five

11'6" x 9'8" (3.53m x 2.96m)

The fifth bedroom has a sliding sash window to the side elevation, wooden flooring, a pedestal wash basin, and a radiator.

OUTSIDE

Front

To the front of the property is a driveway for two cars and gated access to the rear.

Rear

To the rear of the property is a private enclosed garden with gravelled areas and a lawn, a range of plants and shrubs, fence panelling and brick boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

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.

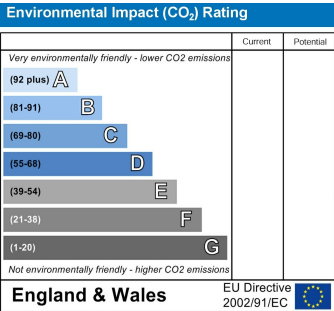
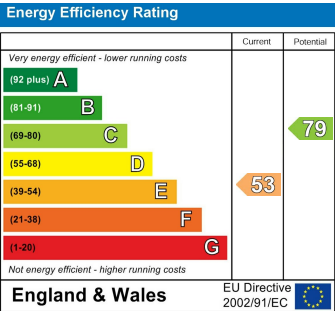
The vendor has advised the following:

Property Tenure is Freehold

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All measurements are approximate. 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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