

# Gordon Road

West Bridgford, Nottingham, NG2 5LX

John German



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Offers In Excess Of £375,000

A beautifully presented, charmingly characterful home, situated in a highly sought after residential location with an abundance of local amenities, with an excellent size rear garden, double driveway and significant potential to remodel or extend, subject to necessary permissions.



This property would make an ideal purchase for professional couples, families or downsizers.

The property is located within easy reach of a wide range of local amenities, including excellent primary and secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Central Avenue and West Bridgford Park are only a short walk away, as are Trent Bridge Cricket Ground and The City Ground. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the A52 and A46, regular bus service with a stop almost directly opposite the property, and Nottingham Railway Station providing links to London & Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, ground floor W.C., living room, dining room, extended kitchen and conservatory.

Externally, the rear garden is of excellent size, lovingly planted with a mixture of mature trees, perennials and shrubs, split in to two areas by attractive gated trellis. Raised beds and garden sheds occupy the bottom part of the garden while a patio seating area at the top provides the perfect place to relax or entertain in the summer months. The driveway to the front of the property comfortably parks two vehicles.

To view this property, please contact John German East Leake office.

Agents notes:

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

The agent has a personal interest in the sale of this property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

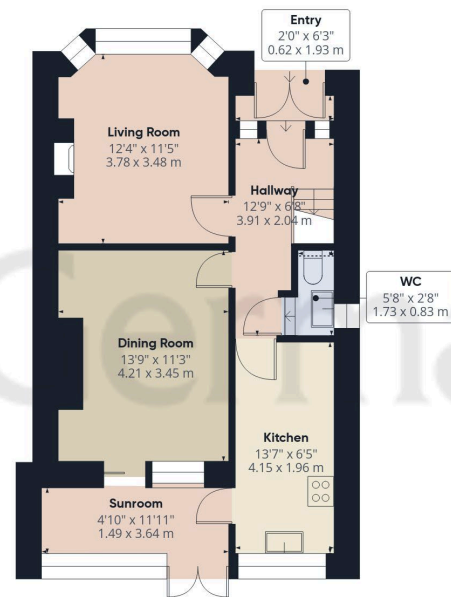
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



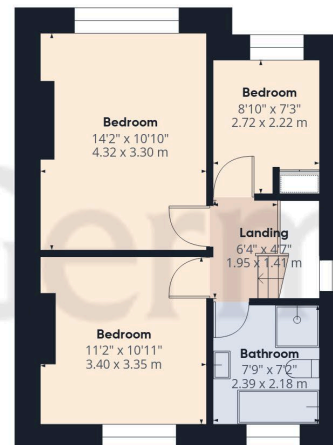








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

946 ft<sup>2</sup>  
87.8 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



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