

4 Abingdon Road, West Bridgford, NG2 5JR



ROYSTON
& LUND



Guide price £300,000

- GUIDE PRICE £300K-£325K
- Traditional Semi detached
- Three Bedrooms
- Set over three floors
- Central Bridgford location
- Living Kitchen
- Downstairs cloaks & Utility
- EPC TBC
- Off street parking



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PRICE GUIDE £300K-£325K

A three bedroomed semi-detached property located close to the town centre of the popular suburb of West Bridgford. The property has a Living kitchen with bi-folding doors to the rear garden and in brief comprises entrance hall, downstairs cloaks, lounge, living kitchen, utility, and to the first floor are two bedrooms and family bathroom and to second floor is further bedroom and a loft room which has been used as a study area. There is off street parking and gardens to the front and rear.

We would urge early viewing to avoid disappointment.



VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our office in West Bridgford, take a right hand turning onto Gordon Road, second left onto Eltham road, take right hand turning onto Oxford Road then first left turning onto Abingdon Road where the property will be situated on the left hand side.

Accommodation

With solid wood front entrance door opening to:

Reception hall

With wood laminate floor, understairs storage cupboard, radiator, brushed steel sockets and fittings, velux window to the side elevation, with part vaulted ceiling and door opening to;

Downstairs w.c

Fitted with a two piece suite comprising low flush w.c and wall mounted wash hand basin with mixer tap over, vaulted ceiling, spotlights, wood laminate floor and double glazed window to the side elevation and extractor fan

Lounge

16'3" into bay x 11'10" (4.95m into bay x 3.61m)

With original feature leaded stained glass bay window to the front elevation, stripped wooden floor, brushed steel sockets and fittings, tv aerial point, radiator, coving to ceiling and feature fireplace with wood surround, cast iron tiled inset and slate hearth with open grate.

Living Kitchen

18'5" x 15'3" (5.61m x 4.65m)

Fitted with a range of wooden painted wall and base units with Corian work tops incorporating stainless steel sink unit set in the central return, space for fridge/freezer, integrated Neff eye level double oven, five ring glass hob with stainless steel extractor fan above, space for dishwasher, integrated wine cooler, wood laminate floor with underfloor heating, part vaulted ceiling with three velux windows to the rear elevation and wooden bi-folding doors opening to the rear garden, and door opening to:

Utility room

With vaulted ceiling with velux window to the side elevation, spotlights, wall mounted Worcester Bosch gas

central heating boiler, wood laminate floor, plumbing for washing machine and tumble dryer.

First floor

Landing with double glazed opaque window to the rear elevation, radiator, and doors leading to:

Bedroom One

14'11" x 11'8" (4.55m x 3.56m)

With double glazed window to the front elevation, radiator, built in cupboard

Bedroom Two

11'4" x 5'8" (3.45m x 1.73m)

With double glazed window to the rear elevation, radiator and built in wardrobes, brushed steel sockets and fittings

Bathroom

Fitted with a three piece white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin with chrome taps over, low flush w.c and part tiled walls, double glazed opaque window to the rear elevation, chequerboard flooring, and chrome schoolhouse style towel radiator.

Second floor

Door leading to;

Bedroom Three

17'2" x 11'9" (5.23m x 3.58m)

Measured at floor height.

With velux window to the front elevation and double glazed window to the side elevation, radiator, brushed steel sockets and fittings, and built in cupboard.

Loft Room

11'11" x 9' (3.63m x 2.74m)

Measured at floor height with sloping ceilings.

With velux window to the rear elevation, exposed brick and wood floor and radiator

Outside

To the front of the property is a block paved driveway offering off road parking for cars and this leads to the front entrance door and through to the side of the property which then leads through to the rear garden.

There is a decked area stepping from the Living Kitchen which overlooks the garden which is laid to lawn with shrubs and plants and hardstanding for summerhouse at the rear and with outside lighting and outside tap

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band C, which we are advised, currently incurs a charge of £1338.00. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

