



47 Edward Road
West Bridgford, Nottingham, NG2 5GE

Guide price £425,000

47 Edward Road

West Bridgford, Nottingham, NG2 5GE

An Edwardian semi detached property located on one of the most sought after roads in central West Bridgford, only a short walk from the town centre shops, coffee bars, restaurants and delis. The property is within catchments of "Ofsted outstanding" primary and secondary schools.

The property is well presented, with some upgrading required this is an excellent family home, having the benefit of gas central heating and majority double glazing, and the property is being sold with no upward chain.

In brief the accommodation comprises: entrance porch, reception hall, lounge, sitting room and dining room which opens into the kitchen, outhouse and outdoor w.c, to the first floor are three bedrooms and family bathroom.

There are well established front and rear gardens.

We would urge an early viewing to appreciate the size and location.



Directions

From our office in West Bridgford office, proceed along Albert Road and take the left hand turning into Edward Road. The property is then situated some distance along on the right hand side.

Accommodation

Front entrance porch with original Minton tiled floor, original leaded stained glass front entrance door gives access into the

Reception Hallway

With Minton tiled floor, impressive reception hallway with arch and corbels, picture rails, cornice coving to ceiling, pendant light, smoke alarm, thermostat control, stairs rising to the first floor with wooden balustrade and turned spindles, radiator, half cellar and fuse box, with fitted shelving located under the stairs. Stripped wooden doors off the hall lead to the Lounge and Sitting Room, doorway leading to the Open plan Kitchen/Diner.

Lounge

14'5" into bay x 12'10" (4.39m into bay x 3.91m)

With upvc double glazed bay window to the front elevation with feature arch, cornice coving to ceiling, picture rail, radiator, varnished exposed wooden floor, bench seat with storage and tv aerial point

Dining Room

13'2" x 11'11" (4.01m x 3.63m)

With upvc double glazed windows and doors overlooking the rear garden, cornice coving to ceiling, picture rail, radiator

Kitchen/Diner

21'3" x 11'4" reducing to 8'7" (6.48m x 3.45m reducing to 2.62m)

With double glazed window off the Dining area, with southerly aspect, two radiators
Kitchen area is fitted with a range of base units with

work surfaces over, plumbing for washing machine, space for fridge, space for freezer, eye level electric oven with grill over, cupboards above and below, four ring gas hob, fitted shelving and upvc double glazed window to the side elevation, stainless steel sink unit with mixer tap over, and stable door leads to the side elevation and the rear garden.

First floor Landing

With wooden balustrade and turned spindles, original cupboard, access to loft, radiator, stripped wooden doors give access to:

Bedroom One

17'3" x 12'11" (5.26m x 3.94m)

With two upvc double glazed windows to the front elevation, radiator, marble effect fireplace surround with original cast iron fireplace with original tiled slips and original hearth

Bedroom Two

11'8" x 11'4" (3.56m x 3.45m)

With upvc double glazed window to the rear elevation, radiator, picture rail

Bedroom Three

11'11" x 11'4" (3.63m x 3.45m)

With upvc double glazed window to the rear elevation, radiator, original cast iron fireplace with original tiles and surround, airing cupboard housing the gas central heating boiler

Family Bathroom

Fitted with a three piece suite comprising panelled bath, with overhead electric shower with curtain and rail and a low flush w.c and vanity wash hand basin with cupboard below, mixer tap over, part tiled walls, tiled floor and electric shaver point, radiator and obscure upvc double glazed window to the side elevation

Outside

To the front of the property there is a well established front garden with Bulwell stone front border, gated access with pathway leading to the front entrance door, there is gated side access leading through to the side and rear of the property.

A particular feature of the property is the rear garden with outdoor wc and coalhouse, concrete patio area with brick area leading from the Sitting room and steps leading down to the well established garden which is approximately 80ft in length and has a pathway and established hedges, fruit trees and plants and shrubs, pond and a north easterly aspect.

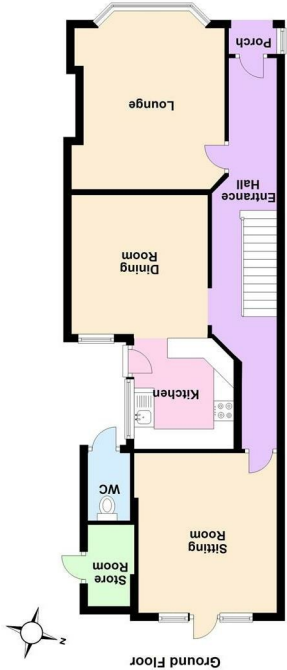
Services

Gas, electricity, water and drainage are connected.

Council Tax Band

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

Floor Plan



Viewing

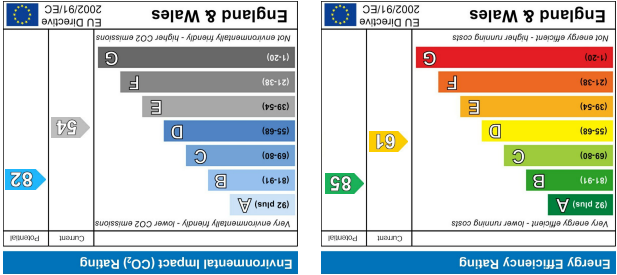
Please contact our West Bridgford Office on 01 15 981 1888
if you wish to arrange a viewing appointment for this property or require further information.



3 Fountain Court, Gordon Road, West Bridgford
Nottinghamshire, NG2 5LN

T: 0115 981 1888
info@royston-lund.co.uk
www.royston-lund.co.uk
Follow us on Facebook & Twitter

Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.