



32 HERONS COURT NOTTINGHAM

£1,500 Per

Modern 2 bedroom house with huge side extension providing clinic / working space, the house offers fitted kitchen, spacious lounge with direct access to a low-maintenance rear garden, two double bedrooms and a bathroom. Further benefits include driveway parking and the versatile separate clinic/workspace with its own entrance, WC and clinic area with vaulted ceiling, ideal for professional or home-office use, subject to the necessary consents.



- Versatile separate clinic/workspace with its own entrance • Driveway for parking • 2 double sized bedrooms

Kitchen

Fitted L-shaped kitchen featuring light wood Shaker-style cabinetry, contrasting dark worktops and tiled splashbacks. The kitchen includes a stainless-steel gas hob, oven and extractor hood, together with a washing machine and fridge/freezer.

Lounge

Spacious lounge finished in neutral décor with light brown carpeting. Large sliding patio doors allow plenty of natural light and provide direct access to the rear garden.

Bedrooms

Both bedrooms are double sized room (3.68m x 2.03m and 3.68m x 2.98m) with sloped ceiling at sides of window.

Bathroom

Fully tiled bathroom fitted with a white three-piece suite comprising a WC, pedestal wash basin and panelled bath with an electric shower and glazed shower screen.

Extension

A particularly useful feature is the separate clinic/workspace, complete with an attractive vaulted ceiling and it's own WC facilities. This versatile space may suit use as a treatment room, home office or studio, subject to any necessary consents. The associated hallway measures approximately 2.70m x 2.34m, while the WC measures approximately 1.86m x 1.26m.

Exterior

Enclosed low-maintenance rear garden with paved seating areas. The garden offers space for outdoor seating and entertaining. Driveway included further on street parking available.

Location

The property is situated in the popular Gamston area of West Bridgford, conveniently placed for local shops and everyday amenities. Nearby schools include Edwalton Primary School, Pierrepont Gamston Primary School, Rushcliffe Spencer Academy and The West Bridgford School. A bus stop at Herons Court provides regular services towards West Bridgford and Nottingham city centre, while Nottingham railway station is approximately 2.6 miles away. The location also offers convenient access to surrounding road links and the wider amenities of West Bridgford.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Low.

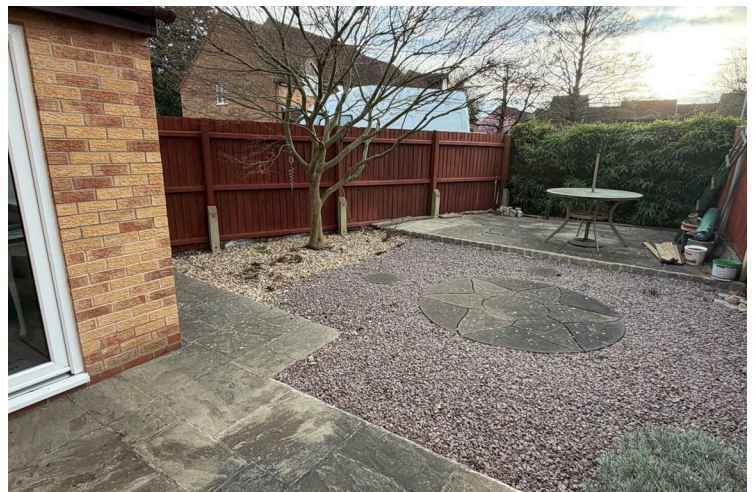
River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council – Band B

Any planning permission in the area: rushcliffe.gov.uk/planning-growth/planning/



- Well presented throughout • Low maintenance rear garden • Fridge/freezer included • Washing machine included • Located in a sought after area of Gamston • EPC Rating = C • Council tax band = B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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