

property details **approval form**

15 Richmond Road, West Bridgford, Nottingham, Nottinghamshire, England, NG2 5GD

Date: 05 August 2026

Property Ref and Version: WBF104143 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire, NG2 6BT

T 01159 819828 **E** westbridgford@williamhbrown.co.uk

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > TWO BEDROOM TERRACED HOME
- > TWO RECEPTION AREAS
- > TWO DOUBLE BEDROOMS
- > COURTYARD GARDEN
- > FITTED KITCHEN
- > CLOSE TO LOCAL AMENITIES
- > MOVE STRAIGHT IN!
- > EPC Rating: D

>> **short description**

William h brown are pleased to offer this two-bedroom home situated in the highly desirable area of West Bridgford. This charming property, offers a versatile layout and is perfectly located close to Central Avenue, with an abundance of shops, cafes and restaurants nearby.

>> **long description**

William h brown are pleased to offer this immaculate two bedroom home. Downstairs leads to generously sized reception rooms, perfect for use as a living room and dining area. The fitted kitchen at the rear of the ground floor boasts a gas hob, electric oven, and convenient access to the garden, making it ideal for both everyday living and entertaining. Additional storage and potential utility space are available in the cellar.

The first floor comprises two spacious double bedrooms and a large family bathroom featuring a bath and separate shower cubicle, providing ample comfort and convenience for the whole family.

The private rear garden is a courtyard with timber-fenced borders and a paved seating area, perfect for relaxing or outdoor dining.

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>> **directions**

>> **Agent Note**

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>> room description

Hallway

Door to front aspect, door to:

Living Room

Window to front aspect, radiator, telephone point

Dining Room

Window to rear aspect, radiator, feature fireplace, door to Kitchen

Kitchen

Fitted with wall and base units with surfaces over, window to rear aspect and door to courtyard

Bedroom One

Two windows to front aspect, radiator

Bedroom Two

Window to rear aspect, radiator

Bathroom

Mid level WC, wash hand basin, bath with mixer taps, shower cubicle

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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>> **room description**

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>> **property images**



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>> **property images**



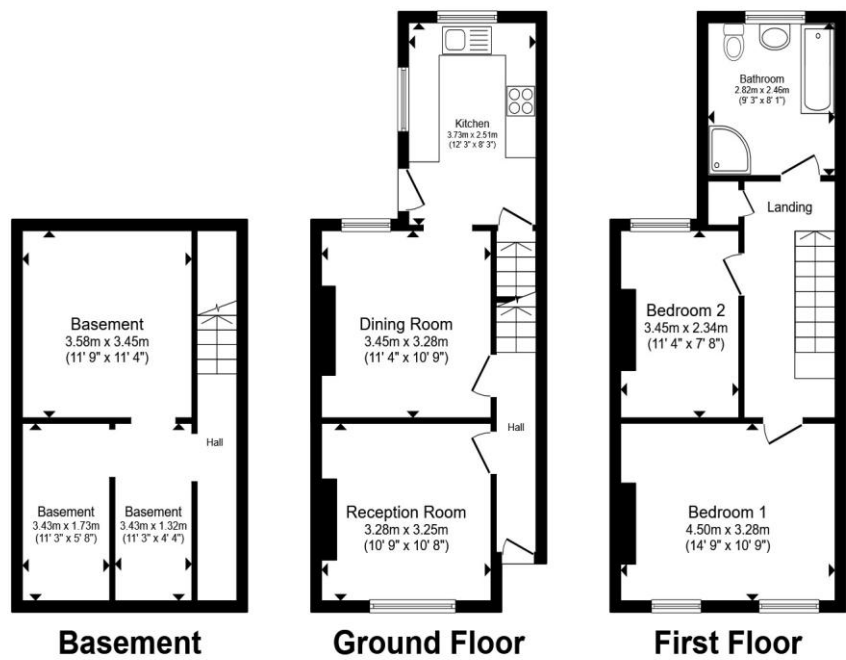
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>> floor plan



Total floor area 105.3 m² (1,134 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Matthew Steward		
James Townsend		
Move With Us		

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