

# 10 Roecliffe

West Bridgford  
Nottingham  
NG2 7FY

**Guide Price £275,000 - £300,000**



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Location



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Video



Contact



0115 841 1155



- Three-bedroom mid-terraced home
- Family bathroom and downstairs WC
- Open plan kitchen diner
- Front and rear garden
- Close to local amenities
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - B
- Tenure - Freehold

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10 Roecliffe, West Bridgford, Nottingham, NG2 7FY

## Key Features

A three-bedroom mid-terraced home in the sought-area of West Bridgford and situated within the highly-regarded school catchment area.

Upon entering, you are greeted by a hallway with a staircase ascending to the first floor and doors leading to the lounge and kitchen diner. Radiating warmth, the lounge boasts a dual aspect and a fireplace, providing the perfect ambiance for gatherings and relaxation.

The heart of the home, the kitchen diner, blend of functionality and style. With sleek wall and base units, integrated appliances, and ample space for a fridge freezer. Illuminated by natural light from dual aspects, this space offers views of both the front and rear garden.

Adjacent to the kitchen lies a practical utility area, offering seamless access to the rear garden, while a convenient downstairs WC adds to the home's functionality and practicality.

Ascend to the first floor, where you will find three bedrooms and a well-appointed three-piece family bathroom and a storage cupboard, ensuring ample space for all your storage needs.

Outside, a front lawn framed by a charming path leads you to the entrance, while the rear garden has a lawn, an inviting patio and decked area.



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### Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

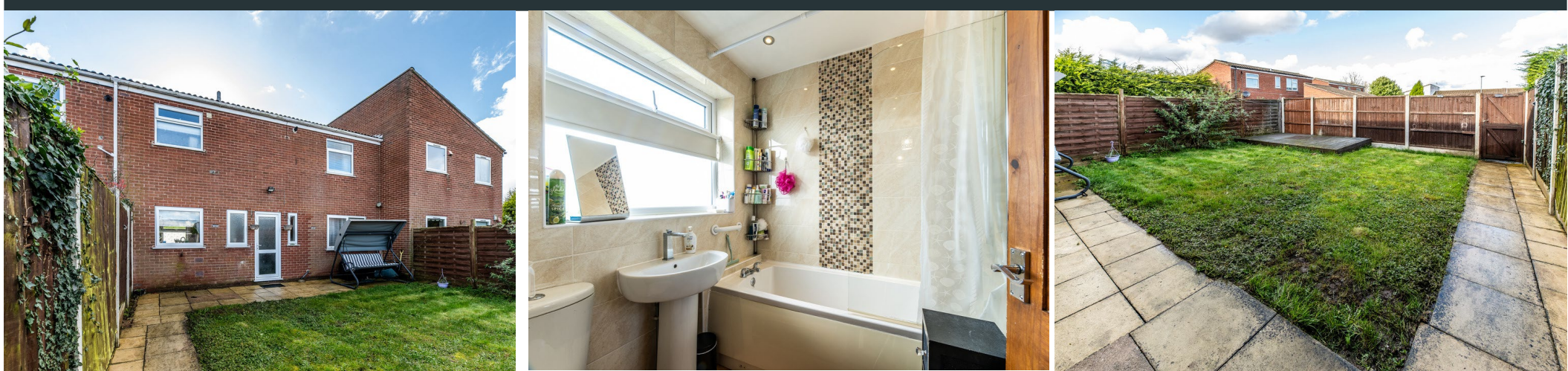


**Total area: approx. 85.2 sq. metres (917.6 sq. feet)**

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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