

21 Carlyle Road

West Bridgford
Nottingham
NG2 7NQ

Offers In Excess Of £285,000



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0115 841 1155



- NO UPWARD CHAIN!
- Three-bedroom mid-terraced home
- Two reception rooms and family bathroom
- Potential for loft conversion, subject to planning
- Perfect for first time buyers, downsizers and investors
- Close to all local amenities
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - B
- Tenure - Freehold

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21 Carlyle Road, West Bridgford, Nottingham, NG2 7NQ

Key Features

No upward chain! A three-bedroom terrace property in the highly sought-after Nottingham suburb of West Bridgford presents an excellent opportunity for first-time buyers or investors. Perfectly suited for those eager to add their personal touch, this property boasts a prime location within favoured school catchment areas and a simple stroll away from the vibrant array of cafes, bars, and restaurants in central West Bridgford.

Upon entering the property through a UPVC front entrance door, you are greeted by a welcoming lounge featuring a double-glazed window offering views to the front elevation, a feature fireplace with a gas-powered living flame fire, a stone hearth with built-in bookcase and storage, and double doors that seamlessly transition into the dining room. The dining room boasts strip wooden floors, a staircase leading to the first floor, a window overlooking the garden, and access to the kitchen. The kitchen is well-equipped with a range of base shaker units, a worktop with a stainless steel sink unit, a stainless steel gas hob and oven, ample space for appliances, a side window, and a door leading to a rear hallway with built-in storage and access to the rear garden. Additionally, the rear hallway provides entry to the family bathroom, which features a three-piece white suite with a P-shaped bath and a window to the side elevation.

To the first floor, you'll find three bedrooms situated off a central landing, offering easy potential for loft conversion, subject to obtaining relevant permissions or adhering to regulations.

Externally, the property has a stonewall boundary at the front with shared gated access leading to a low-maintenance front garden with gravel. The rear garden is equally low-maintenance, featuring gravel and paved areas, providing a delightful outdoor space with a pleasant aspect.



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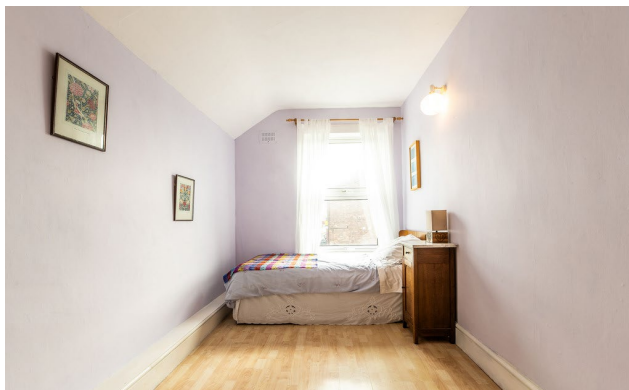


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Ground Floor
Approx. 43.9 sq. metres (472.4 sq. feet)

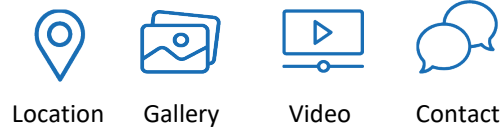


First Floor
Approx. 39.3 sq. metres (422.7 sq. feet)

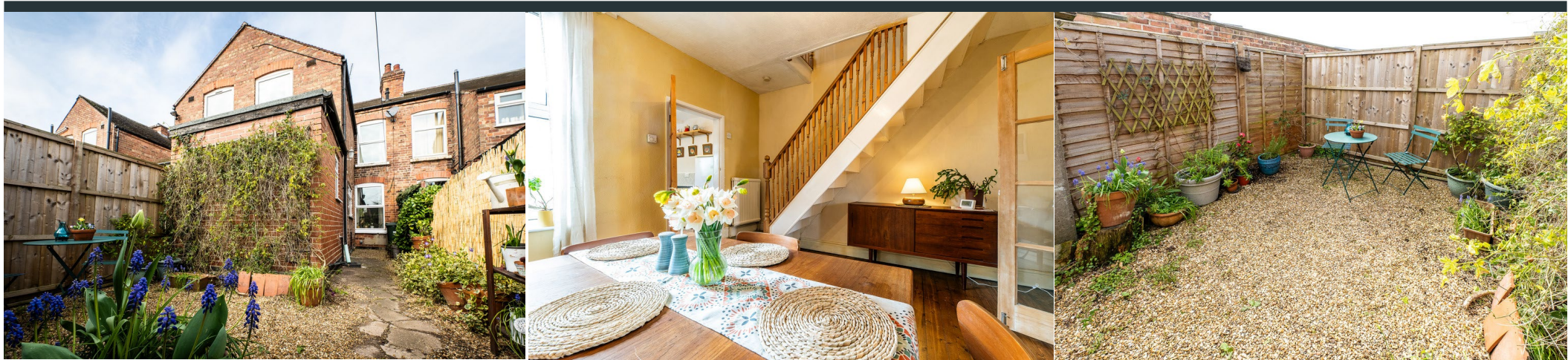


Total area: approx. 83.2 sq. metres (895.2 sq. feet)

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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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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