

Lady Bay Road

West Bridgford
Nottingham
NG2 5DT

Guide Price £485,000



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Location



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0115 841 1155



- Detached house
- Three bedrooms
- Separate kitchen
- Sought-after school catchments
- Conservatory
- Large garden
- Driveway
- Garage
- Council tax - Band C
- Tenure - Freehold

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Key Features

A rare opportunity to purchase a well-presented 3-bedroom detached home, located in the centre of the highly sought-after Lady Bay area of West Bridgford, that has been upgraded and improved by the current owners. The house has had planning permission granted (although now expired) for a large single storey extension.

The accommodation comprises entrance hallway, WC, living room to the front with bay window, separate kitchen, family room to the rear that gives access to the conservatory. To the first floor there are three bedrooms, a family bathroom, and a separate WC.

Outside to the front is a driveway providing off street parking. To the rear is a garage with electric door. The garage has the potential to be converted into an office or garden room. There is a raised decking area and large garden that is laid mainly to lawn with a number of trees and mature shrubs.



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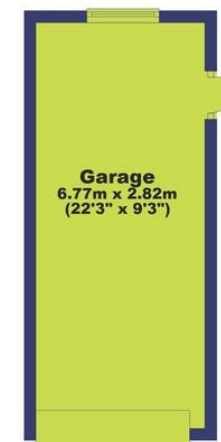
Ground Floor
Approx. 52.1 sq. metres (561.0 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



Garage
Approx. 19.1 sq. metres (205.5 sq. feet)



Total area: approx. 113.9 sq. metres (1226.5 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		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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