

44 Grainger Avenue

West Bridgford
Nottingham
NG2 7AS

Guide Price £275,000



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0115 841 1155



- Mid-Terraced Home
- Three-bedrooms
- Lounge/ diner
- Fitted kitchen
- Three-piece bathroom suite
- Well-presented throughout
- Private enclosed garden
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold

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 fhp.living
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Key Features

An excellent opportunity to purchase a three-bedroom home in the highly sought-after Nottingham suburb of West Bridgford. Situated within a desirable school catchment area, this property presents an ideal opportunity for a young family or first-time buyer. Early viewing is highly recommended as we anticipate significant interest.

The property is entered via a welcoming reception hall, featuring stairs to the first floor, a built-in storage cupboard, and doors leading to a generous lounge and dining room. The lounge benefits from dual-aspect windows, including a bay window to the front elevation, a feature fireplace with a modern gas living flame fire, and French doors that open onto a rear garden with a pleasant aspect.

The kitchen offers a range of hi-gloss-fronted wall and base units, complemented by a worksurface incorporating a gas hob, oven, extractor fan, and a sink positioned below a rear-facing window overlooking the garden. There is also space for white goods, a tiled floor, and splashback.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a modern family bathroom, which features a contemporary three-piece white suite.

Externally, the property boasts a lawned front garden with a pathway leading to the entrance. The rear garden includes a patio area, a sleeper-retained wall with a picket fence, and steps leading up to a lawned garden with a stepping-stone pathway to a gravelled area and rear access.

This home is not to be missed, so contact us today to arrange a viewing.



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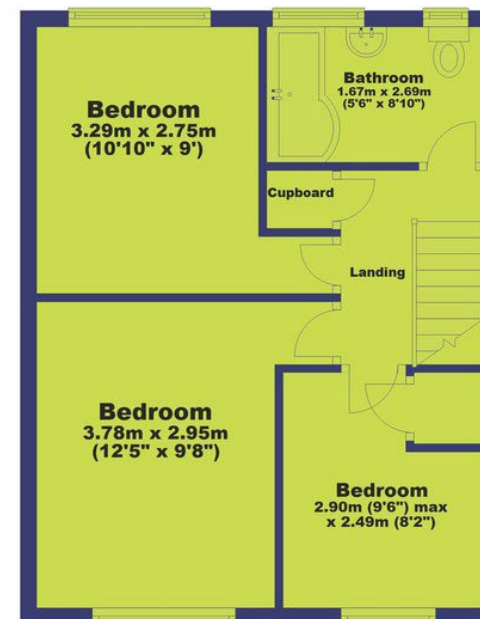
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.3 sq. feet)



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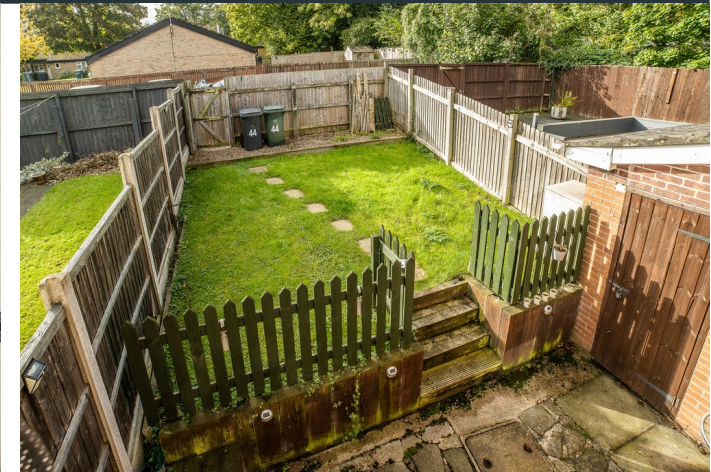


Video



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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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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