

22 Furness Close

West Bridgford
Nottingham
NG2 6LR

Offers in Excess of £300,000



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0115 841 1155



- No upward chain! Ready to move straight into
- Three-bedroom mid-terraced home
- Open plan kitchen diner
- Three-piece family bathroom
- South-West facing rear garden
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold



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Key Features

Being sold with no upward chain, this conveniently positioned three-bedroom townhouse offers an excellent opportunity for downsizers, first-time buyers, or families seeking access to highly sought-after school catchments in the desirable suburb of West Bridgford. Perfect for fast movers, the property provides well-maintained accommodation that is ready to move into, complemented by a private, south-facing garden ideal for enjoying the sun after a long day.

The property is entered through a UPVC double-glazed front door, leading to a reception porch with quarry tile flooring, shelving, and a second door opening into the hallway. The hallway features wood laminate flooring, a contemporary column radiator, a cupboard housing the electrical consumer unit, cloak storage space under the stairs, and an open-plan archway to the living room.

The living room continues the wood laminate flooring, with a double-glazed bay window offering delightful views over fields to the front. Additional features include a column radiator, a storage cupboard, and a door leading to the dining kitchen.

The dining kitchen is fitted with a range of contemporary shaker-style wall and base units, integrated appliances, and a double-glazed window alongside patio doors that open to the south-facing decked area. The kitchen is finished with herringbone laminate flooring, a column radiator, spotlights, and a useful storage cupboard.

On the first floor, the landing provides loft access to a roof cupboard housing the boiler and immersion heater, a further storage cupboard, and doors to three bedrooms and a contemporary family bathroom. The bathroom features a modern three-piece suite, an electric shower over the bath with a glass shower screen, and an opaque window to the rear.

Outside, the front garden is enclosed by a two-bar fence with a paved pathway leading to the front door, alongside a lawned area. The property enjoys an open aspect to the front, overlooking fields and a play area in the distance.

The rear garden boasts a southerly aspect, making it the perfect spot for relaxing in the evening sun. It includes a decked area, a lawn, and a pathway leading to the rear, where there is a built-in shed and a secure concrete storage area with power and lighting.

This charming property combines convenience, comfort, and a fantastic location, making it ideal for those looking to settle in this sought-after area.





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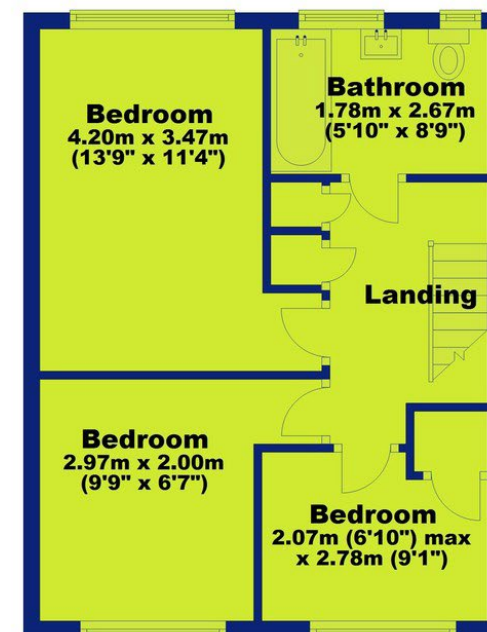
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.6 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		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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