

38 Oak Tree Close

West Bridgford
Nottingham
NG2 5DE

Offers over £245,000



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0115 841 1155



- NO UPWARD CHAIN!
- Two-bedroom mid-terrace home
- Family shower room
- Open plan kitchen diner
- Front and rear garden
- Sought-after Lady Bay location
- Close to local amenities
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold



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Key Features

Tucked away in the heart of the highly desirable Lady Bay, this beautifully presented two-bedroom townhouse offers the perfect balance of style, comfort, and convenience. Whether you're a first-time buyer, downsizer, or professional, this home is move-in ready and waiting to be enjoyed.

Lady Bay is celebrated for its warm community atmosphere, charming local amenities, and scenic riverside walks along the Grantham Canal, with West Bridgford's vibrant coffee bars and restaurants just a short stroll away.

Step inside to a welcoming reception hallway, where stairs lead to the first floor. The bright and airy lounge provides a peaceful retreat with views of the front garden. Flowing effortlessly through, the contemporary dining kitchen - overlooking and opening onto the rear garden, ideal for entertaining or simply unwinding.

Upstairs, two generously sized bedrooms and a stylish family shower room ensure both comfort and practicality.

With well-maintained gardens at the front and rear, this property is a must see!





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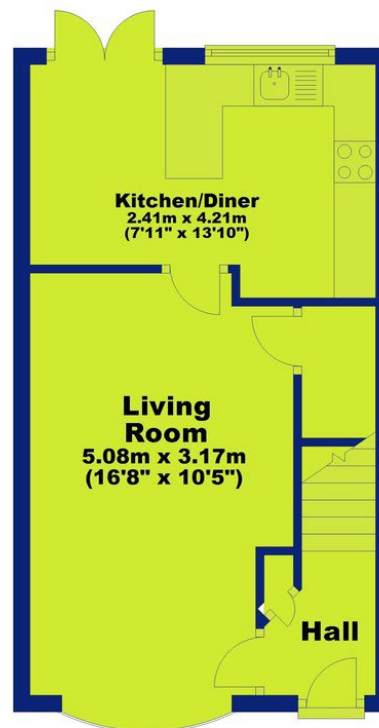
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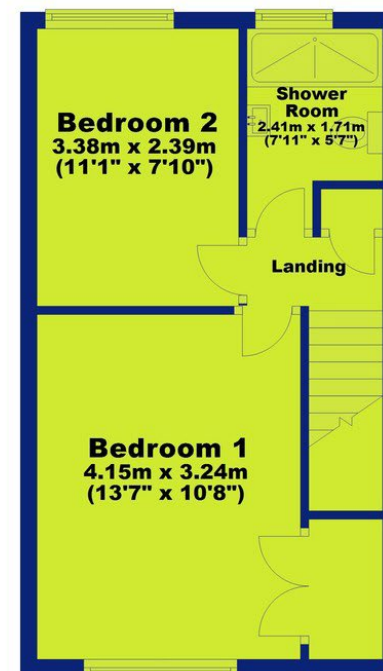
Ground Floor

Approx. 31.6 sq. metres (340.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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