

# 4 Priory Road

West Bridgford  
Nottingham  
NG2 5HU

**Guide Price £625,000 - £650,000**



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Location



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0115 841 1155



- No upward chain!
- Four-bedroom family home
- Accommodation over three floors
- Two reception rooms
- Family bathroom and downstairs WC
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold

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## Key Features

NO UPWARD CHAIN! Ready to move straight into! A four-bedroom period home, ideally positioned on the ever-popular Priory Road. Perfectly placed near the heart of Central Avenue, you'll have an array of coffee bars and restaurants right on your doorstep. Nestled on the sought-after southerly rear-facing side of the street, this home offers a fantastic no-chain opportunity for buyers looking to enjoy the original home layout, or to personalise, extend, and craft spacious open-plan living.

Step in through the characterful open porch and original leaded stained glass front door, opening into a bright and inviting reception hall. A staircase rises to the first floor, while doors lead into a generous front reception room and a dining area, both bathed in natural light from a large front-facing window. The heart of the home is the central kitchen-complete with a breakfast bar, integrated appliances, an array of wall and base units, and a handy utility room with plumbing for laundry essentials. Off the hall, you'll also find a stylish two-piece WC and a snug sitting room with a bay window and elegant French doors leading out to the peaceful, southwest-facing rear garden.

Upstairs, the landing leads you to three well-proportioned double bedrooms and a sleek four-piece family bathroom. A second staircase leads to the converted loft, where Velux windows flood the space with light, and generous eaves storage keeps things tidy.

Outside, a block-paved driveway offers off-road parking for several vehicles, with gated side access leading to a landscaped rear garden. Here, you'll enjoy a mix of patio, lawn, mature shrubs, and a spacious timber shed.

This character-rich home in a prime location blends charm, convenience, and untapped potential-ready for a discerning buyer to make their mark. Don't miss your chance to call it home.



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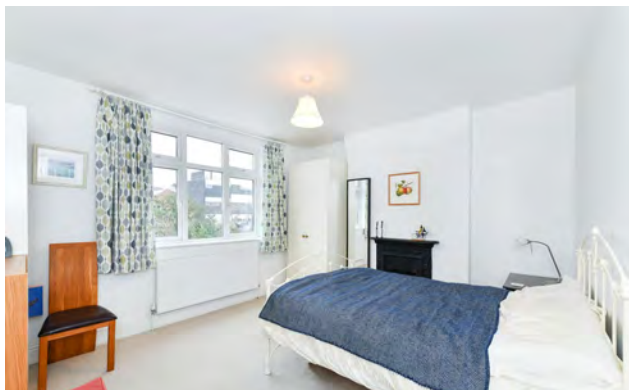


Video



Contact

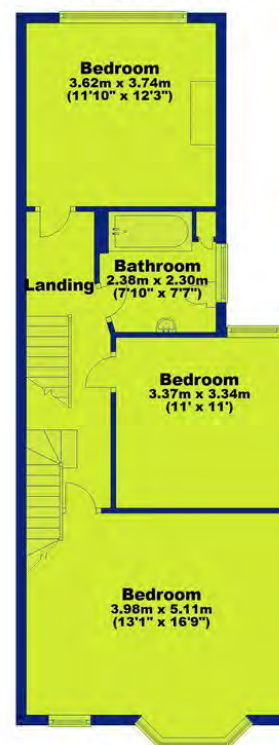
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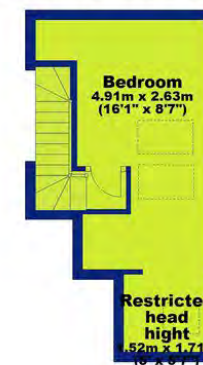
**Ground Floor**  
Approx. 62.1 sq. metres (668.4 sq. feet)



**First Floor**  
Approx. 61.5 sq. metres (661.5 sq. feet)



**Second Floor**  
Approx. 16.8 sq. metres (180.9 sq. feet)



**Total area: approx. 140.4 sq. metres (1510.9 sq. feet)**



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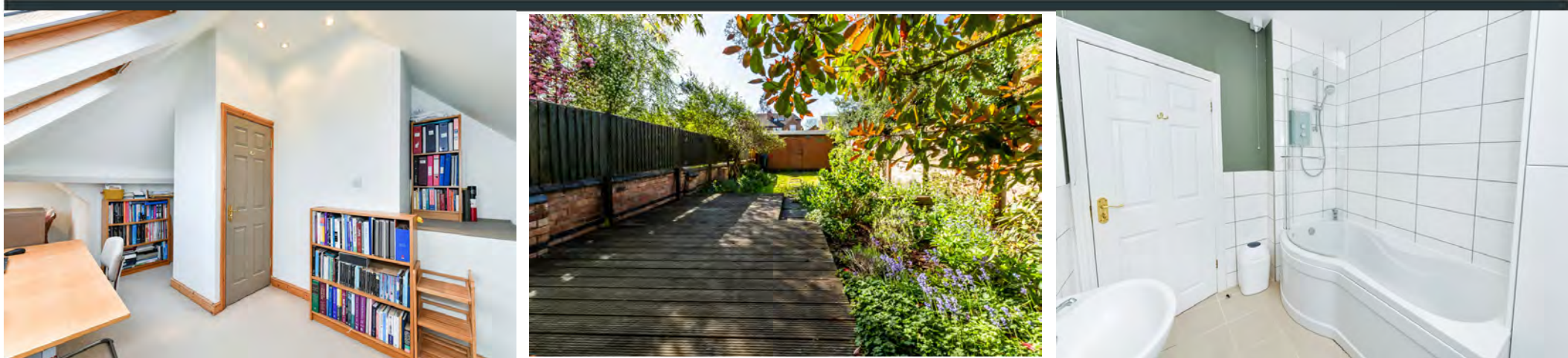


Video



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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		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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