

3, 163 Loughborough Road

West Bridgford
Nottingham
NG2 7JS

Guide Price £170,000



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- No upward chain!
- Two-bedroom duplex apartment
- Contemporary three-piece bathroom
- Open plan living kitchen
- Ideal for first time buyers, downsizers or investors
- Sought-after West Bridgford location
- Close to local amenities
- Viewing essential!
- Council Tax Band - A
- Tenure - Share of Freehold - 997 Years Remaining



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Key Features

Stylish Two-Bedroom Duplex in Prime West Bridgford – No Upward Chain!

Step into this beautifully presented two-bedroom duplex apartment, perfectly positioned in the highly sought-after area of West Bridgford, just a stone's throw from a wealth of local amenities.

As you enter the property, you're welcomed by a hallway featuring stairs to the upper level and access to a stunning open-plan living kitchen. The kitchen has contemporary wall and base units, integrated appliances, and LVT flooring. The space flows effortlessly into the bright and airy living area, complete with carpeting, a generous bay window that floods the room with natural light, and an additional side window to enhance the ambiance.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms and a modern three-piece bathroom suite, all beautifully finished. The bathroom features a Velux roof window, adding a touch of natural illumination.

This property offers both style and convenience-ideal for first-time buyers, downsizers, or investors alike.





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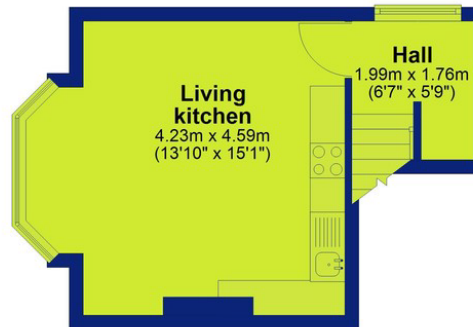
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Ground Floor

Approx. 20.8 sq. metres (223.4 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.5 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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		

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