

1, 33 Fox Road

West Bridgford
Nottingham
NG2 6AJ

Guide Price £300,000



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0115 841 1155



- No upward chain!
- Four-bedroom ground floor apartment
- Shower room and en-suite
- Open plan living kitchen
- Off street parking
- Sought-after West Bridgford location
- Close to all local amenities
- Viewing essential!
- Council Tax Band - A
- Tenure - Leasehold - 180 Years Remaining



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Key Features

Situated adjacent to the world-renowned Trent Bridge Cricket Ground in the heart of West Bridgford, this spacious four-bedroom ground floor apartment presents an exceptional opportunity for sports enthusiasts, investors seeking a high-performing Airbnb, or those in need of a convenient lock-up-and-leave second home. Offered to the market with no onward chain, the property benefits from a private rear garden and enjoys immediate access to the vibrant cafés, bars, and restaurants of Central Avenue, with Nottingham's premier sporting venues just moments away.

There is also the rare potential to purchase both the freehold and the adjoining flat, enhancing its appeal as an investment or future development opportunity. For further information or to arrange a viewing, please contact the office.

Accessed via its own private entrance, the property opens into a bright and spacious open-plan living and kitchen area. The kitchen is fitted with a range of wall and base units, integrated appliances, and space for additional white goods. The room is finished with partially tiled walls, wood-effect laminate flooring, recessed spotlights, and a large double-glazed box bay window to the front elevation, allowing natural light to flood the space. A built-in storage cupboard offers practical utility.

An inner hallway leads to four well-proportioned bedrooms, alongside a modern three-piece shower room. The principal bedroom benefits from its own contemporary en-suite shower room, also fitted with a sleek three-piece suite.

From the hallway, there is internal access to the cellar, which comprises three separate compartments—providing excellent storage potential or possible conversion options, subject to the necessary planning permissions and building regulations.

To the front of the property, there is off-street parking for at least one vehicle, with the potential to accommodate two. At the rear, a gated, low-maintenance garden is laid to paving with gravel borders, creating a private outdoor retreat with minimal upkeep.





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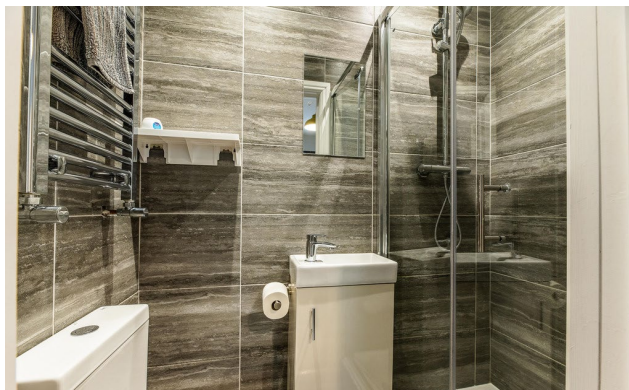


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Total area: approx. 110.3 sq. metres (1187.0 sq. feet)



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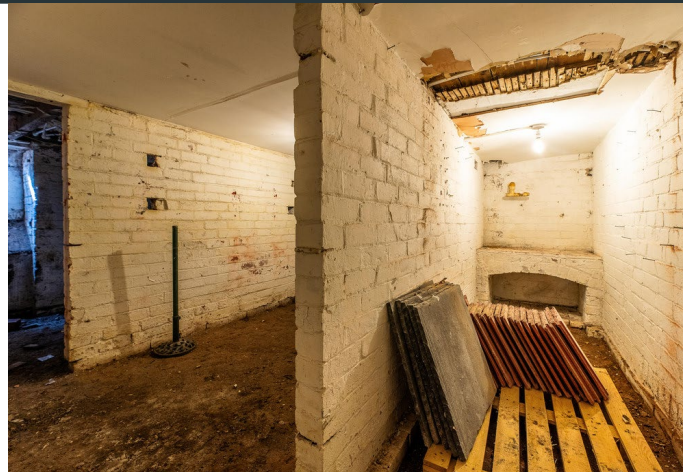


Video



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

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