

# 9 Clumber Road

West Bridgford  
Nottingham  
NG2 6DP

**Guide Price £265,000**



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0115 841 1155



- Two-bedroom mid-terraced home
- Three-piece family bathroom
- Open plan kitchen diner
- Cosy lounge to the front
- Close to all local amenities
- Perfect for first time buyers, investors or downsizers
- Sought-after central West Bridgford location
- Viewing essential
- Council Tax Band - B
- Tenure - Freehold

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## Key Features

Introducing a captivating abode located in the heart of Nottingham's coveted suburb, West Bridgford, this charming home promises comfortable living. Just a brief stroll from an array of trendy cafes, lively bars, and restaurants, this property is an ideal sanctuary for those seeking convenience and style.

Upon entry, you are greeted by a welcoming lounge boasting a captivating feature fireplace, complemented by sash windows that flood the room with natural light. Adjacent lies a spacious dining kitchen. The kitchen area showcases a selection of sleek wall and base units, seamlessly integrated appliances, and ample storage solutions. Flowing effortlessly from the kitchen is an extended dining room, adorned with a Velux window and French doors that open onto the rear courtyard, creating a seamless indoor-outdoor connection.

Ascending the staircase, you'll find a well-appointed landing leading to two generously sized bedrooms and a pristine three-piece family bathroom.

Outside, the rear courtyard offers a private retreat, bathed in sunlight throughout the day, accompanied by a charming brick-built outhouse crowned with a slate roof.

With its enviable location, versatile layout, and abundance of features, this property presents an unparalleled opportunity for first-time buyers, savvy investors, or those looking to downsize.



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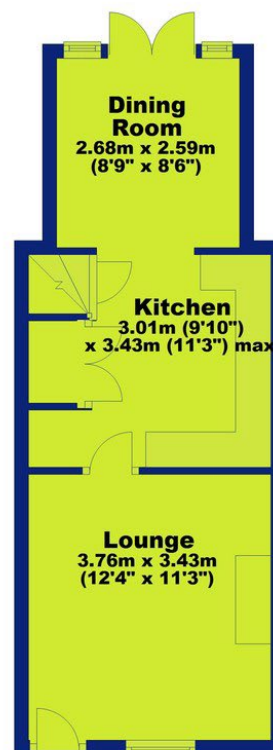


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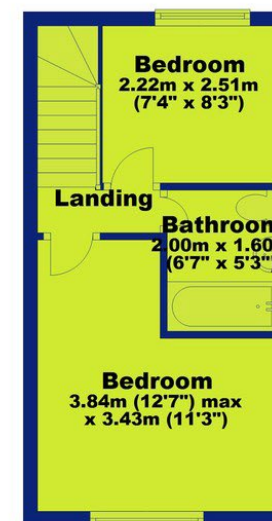
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**Ground Floor**  
Approx. 30.8 sq. metres (331.2 sq. feet)



**First Floor**  
Approx. 23.6 sq. metres (253.7 sq. feet)



**Total area: approx. 54.3 sq. metres (584.9 sq. feet)**



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*Interested in this home?*

EPC to follow

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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