



ELITE HOMES

Consultative Estate Agents with Integrity



9 Alford Road, West Bridgford, Nottingham
NG2 6GJ

Overview

NO UPWARD CHAIN - A traditional 4 bedroom detached family home in this desirable location.

Set over 3 floors boasting 2 bathrooms and 3 reception rooms, garage and driveway.

This property has the potential to be remodelled and extended subject to planning.

Key Features

- Traditional 4 Bed Detached Family Home, Set Over 3 Floors
- Good Size Kitchen with Patio Doors to Garden
- 3 Reception Rooms - Lounge & Dining Room & Conservatory
- Downstairs Shower Room and Family Bathroom
- Lovley Sunny Garden
- Driveway and Garage
- Sought-After Location
- No Upward Chain

Accommodation

In brief the accommodation comprises entrance hall, lounge, dining room, conservatory and kitchen. There is also a useful downstairs shower room and wc.

To the first floor there are three bedrooms and family bathroom. On the top floor there is a large bedroom with skylights.

Outside

To the front there is a driveway providing off road parking, front garden and a garage.

To the rear is a sunny large garden, mainly laid to lawn with patio and shed area to the rear of the garage.

Location

Within easy reach of the vibrant centre of West Bridgford, this property offers access to a wide range of excellent facilities and amenities, including the City Centre and universities. The area boasts superb regional and national transport links, with excellent train services to London from Nottingham or the East Midlands Parkway. Additionally, the property is within the catchment area of fantastic schools.

Council Tax Band

Council Tax Band D

Disclaimer

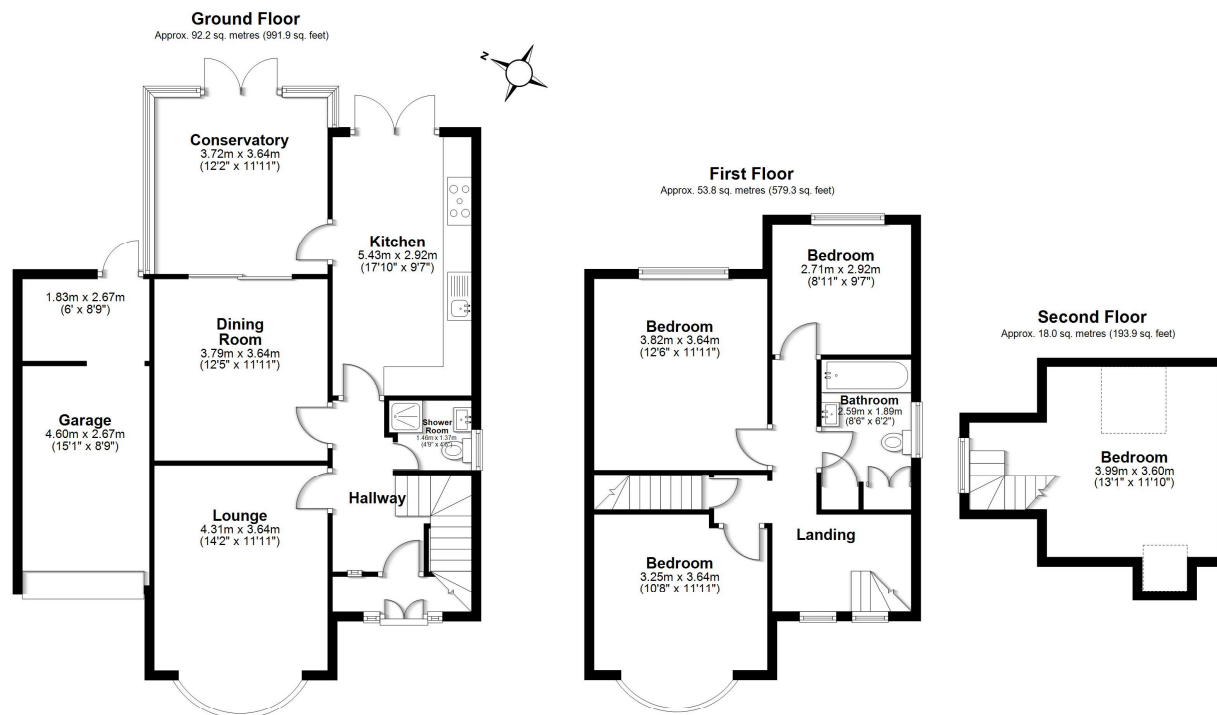
Elite Homes endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Please note some of the photos have been virtually staged with furniture to demonstrate the space in property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 164.0 sq. metres (1765.1 sq. feet)

4 Millennium Way, Phoenix Centre
Nottingham NG8 6AS

Tel: 01159 068 074

Elite Homes and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Elite Homes has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.



ELITE HOMES

Consultative Estate Agents with Integrity