



26 Millicent Road

West Bridgford | NG2 7PZ | Guide Price £525,000

ROYSTON
& LUND

- Three Storey Semi-Detached Home
- High Ceilings & Original Features
- Three Reception Rooms
- Walking Distance From Central Avenue
- EPC Rating F - Freehold
- Four Double Bedrooms
- Potential to Develop & Add Value
- Driveway & Garage
- Planning Permission For A Ground Floor Extension Granted In August 2023
- Council Tax Band D





Welcome to Millicent Road, West Bridgford, Nottingham - a charming semi-detached house with immense potential! This property boasts 3 reception rooms, 4 bedrooms, and 1 bathroom spread across a generous 1,808 sq ft. Situated just a stone's throw away from Central Avenue, where you can find a wealth of local amenities including shops, restaurants, coffee shops, a park, supermarkets and pubs, as well as fantastic public transport links.

One of the standout features of this property is its high ceilings and original characteristics, adding a touch of elegance and history to the space. The absence of an upward chain makes this an even more attractive opportunity for those looking to settle in quickly. For those with a keen eye for development, this property presents a canvas brimming with possibilities. The potential to add value through renovations and enhancements is vast, allowing you to tailor the space to your preferences and increase its worth over time.

Nestled in a highly sought-after location, this home offers not just a place to live, but a lifestyle to embrace. Don't miss out on the chance to make this property your own and create the home of your dreams in this desirable neighbourhood.

*Planning permission for a ground floor extension granted in August 2023 - <https://planningonline.rushcliffe.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>





EPC

Energy Efficiency Rating

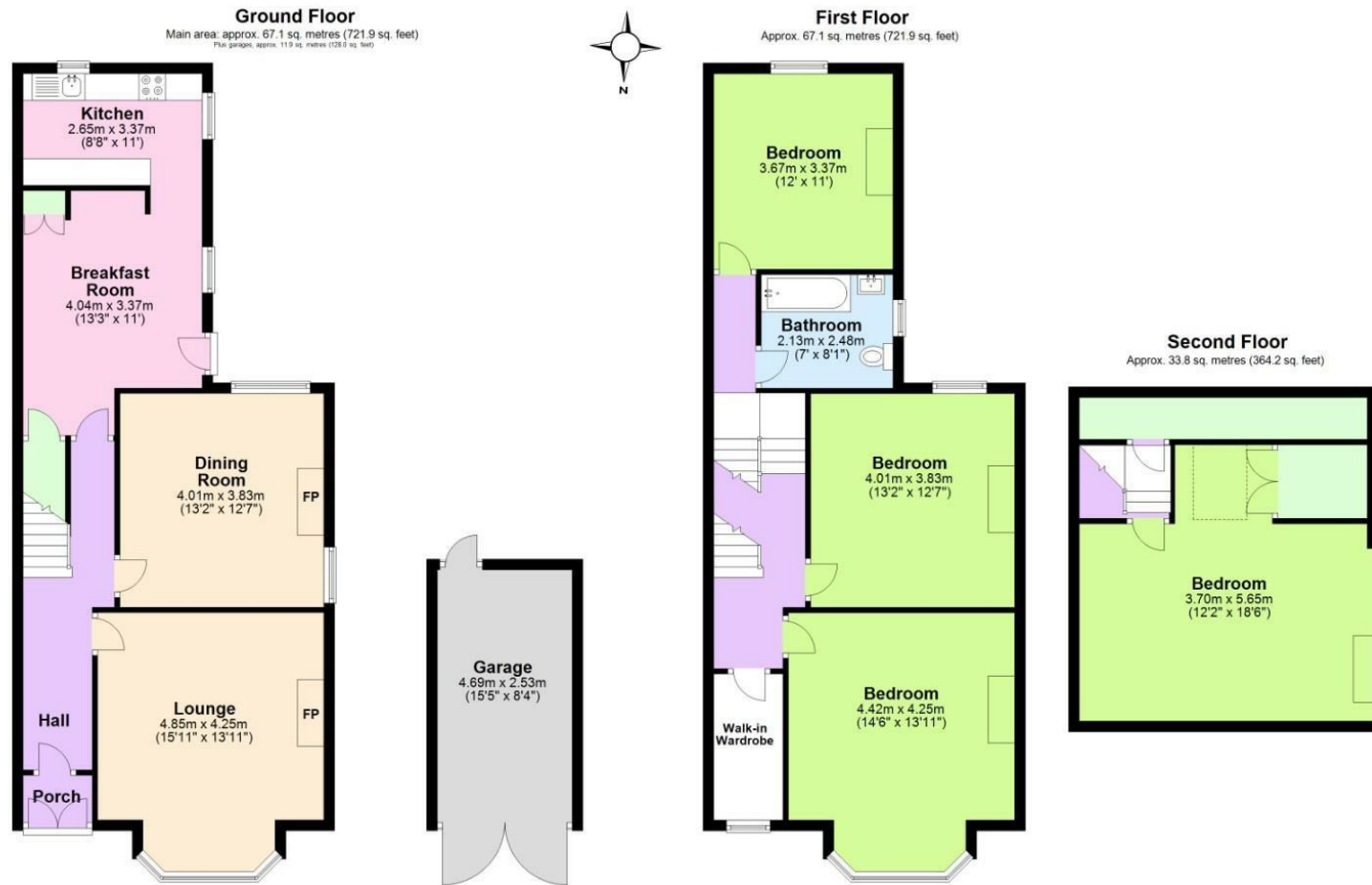
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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