



44 Lady Bay Road
West Bridgford, Nottingham, NG2 5DS

Guide price £275,000

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** Please be aware - we are asking for Best and Final Offers for this Property by Tuesday 19th January at 12PM **

GUIDE PRICE £275,000 - £300,000

A three bedroom Victorian semi detached freehold property located in the highly sought after Lady Bay area of West Bridgford and offers a fantastic opportunity for buyers that want a property to upgrade, modernise and which retains some of its original features.

Boasting approximately 100ft in length rear garden we would recommend an early appointment to view

In brief the property comprises: Open shared arched porch-way, reception hall, lounge, dining room, kitchen, utility room, and to the first floor there are three well proportioned bedrooms, and a family bathroom and the configuration of the landing area means it would lend itself to a loft conversion (subject to building regulations being adhered to.)

Directions

Accommodation

Reception Porch

Reception Hall

Lounge

13'8" into bay x 11'6" (4.17m into bay x 3.51m)

Dining Room

11'11" x 5'4" (3.63m x 1.63m)

Kitchen

10'6" x 8'11" (3.20m x 2.72m)





Utility/Pantry

First Floor Landing Area

Bedroom 1
15'5" x 11'11" (4.70m x 3.63m)

Bedroom 2
12'7" x 9'2" (3.84m x 2.79m)

Bedroom 3
9" x 10'8" (2.74m x 3.25m)

Family Bathroom

Outside

Services

Council Tax Band

Agents Note

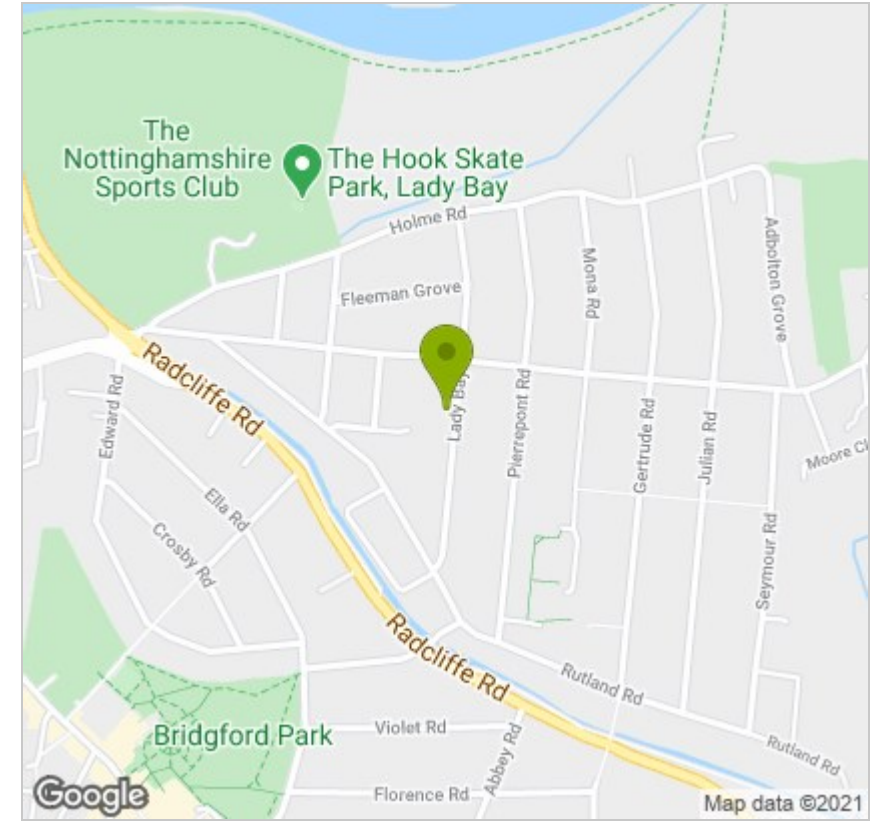
Additional Services



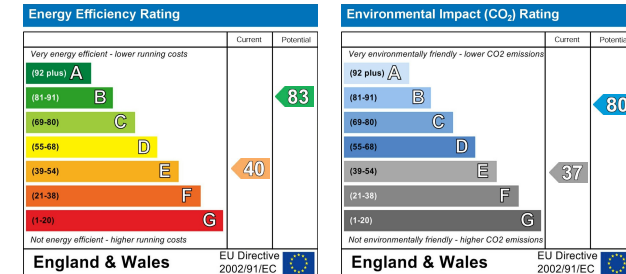
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our West Bridgford Office on 0115 981 1888

if you wish to arrange a viewing appointment for this property or require further information.



3 Fountain Court, Gordon Road, West Bridgford
Nottinghamshire, NG2 5LN

T: 0115 981 1888
info@royston-lund.co.uk
www.royston-lund.co.uk
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