


# Davies Road

West Bridgford  
Nottingham  
NG2 5JD

Guide Price £750,000



 0115 841 1155



- Extended four-bedroom detached home
- Two reception rooms
- South-westerly aspect
- Highly regarded school catchment area
- Council Tax Band - E
- Open plan kitchen diner
- Family bathroom, en-suite and downstairs WC
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold





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## Davies Road, West Bridgford, Nottingham, NG2 5JD

### Key Features

GUIDE PRICE £750,000 - £775,000. A beautifully presented and extended four-bedroom detached family home, perfectly situated in the highly sought-after Nottingham suburb of West Bridgford. Positioned on the favoured south-westerly, rear-facing side of the street, this exceptional property is just a short stroll from the vibrant coffee bars and restaurants of Central Avenue. Offering turn-key accommodation, it is an ideal purchase for discerning buyers seeking a stylish home within highly regarded school catchment areas.





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### Ground Floor

Approx. 93.6 sq. metres (1008.0 sq. feet)



### First Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



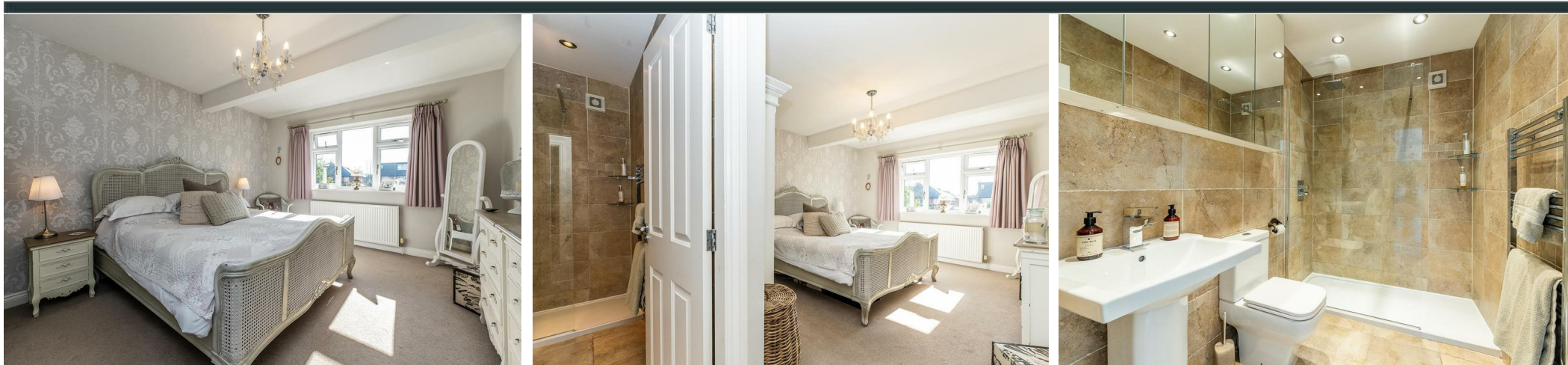
Total area: approx. 165.7 sq. metres (1783.7 sq. feet)





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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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