

# Eltham Road

West Bridgford  
Nottingham  
NG2 5JP

Guide Price £275,000



- A two-bedroom semi-detached home
- Open plan kitchen diner
- Rear garden with decked area
- Sought-after West Bridgford location
- Council Tax Band - B
- Four-piece family bathroom
- Cosy lounge area
- Close to all local amenities
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Eltham Road, West Bridgford, Nottingham, NG2 5JP

### Key Features

Located in the highly sought-after West Bridgford area, this two-bedroom home offers the perfect blend of comfort and convenience

Ideally positioned just a short stroll from Central Avenue, you'll have an array of popular restaurants, bars, cafés, and independent shops right on your doorstep, making this an exceptional location for those who love the vibrant local lifestyle.

The ground floor features a spacious lounge and a generous kitchen/diner, providing an inviting setting for both everyday living and entertaining.

Upstairs, the property boasts two well-proportioned bedrooms, including a master bedroom with built-in wardrobes for extra storage. The bathroom is a stylish four-piece suite, complete with a separate bath and shower.

Outside, the rear garden offers a lovely private setting, with a decked seating area perfect for outdoor dining, leading onto a lawned section that's easy to maintain and great for relaxing in warmer months.

This is a fantastic opportunity to secure a well-presented home in one of West Bridgford's most desirable locations.



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**Ground Floor**

Approx. 37.7 sq. metres (405.3 sq. feet)



**First Floor**

Approx. 37.8 sq. metres (406.6 sq. feet)

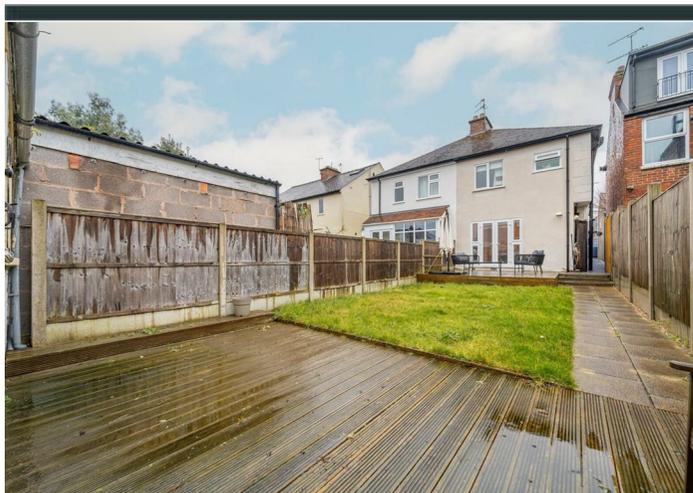


Total area: approx. 75.4 sq. metres (811.9 sq. feet)



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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) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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