



29 Lady Bay Road, West Bridgford, Nottingham, NG2 5BJ

Price Guide £475,000

- Spacious Five Bedroom Semi Detached House
- Downstairs W.C
- Large Rear Garden
- Sold with Vacant Possession
- GUIDE PRICE £475,000 - £500,000
- Lounge and Dining Room
- Shower/Bathroom
- Set up as a HMO but ideal to return back to a family home
- No Upward Chain

29 Lady Bay Road, Nottingham NG2 5BJ

GUIDE PRICE £475,000 - £500,000 - Spacious Five Bedroom Semi Detached House. Currently Set up as a HMO but ideal opportunity to convert back into a family home. Lounge and Dining Room. Downstairs W.C. Shower/Bathroom. Double Bedrooms. Large Rear Garden. No Upward Chain.



Council Tax Band: C



Entrance Hall

Doors to the Lounge, Dining Room and Kitchen. Stairs to the first floor.

Lounge

14'3 x 12'4

Bay window to the front elevation.

Dining Room

12'10 x 9'11

Window to the rear.

Kitchen

13'0 x 9'6

A range of base and wall units. Doors to the cellar and rear porch.

W.C

Toilet and sink.

First Floor Landing

Doors to the Bathroom and three bedrooms. Stairs to the top floor.

Bedroom

16'1 x 9'11

Window to the front elevation.

Bedroom

12'1 x 7'10

Window to the front elevation.

Bedroom

10'10 x 9'6

Window to the rear.

Bathroom/Shower Room

Bath room has been partitioned into two areas to provide a shower and separate bathroom, sink and toilet area.

Second Floor Landing

Doors to the final two bedrooms.

Bedroom

16'2 x 9'6

Windows to the side and front. Sloping ceilings.

Bedroom

12'6 x 10'1

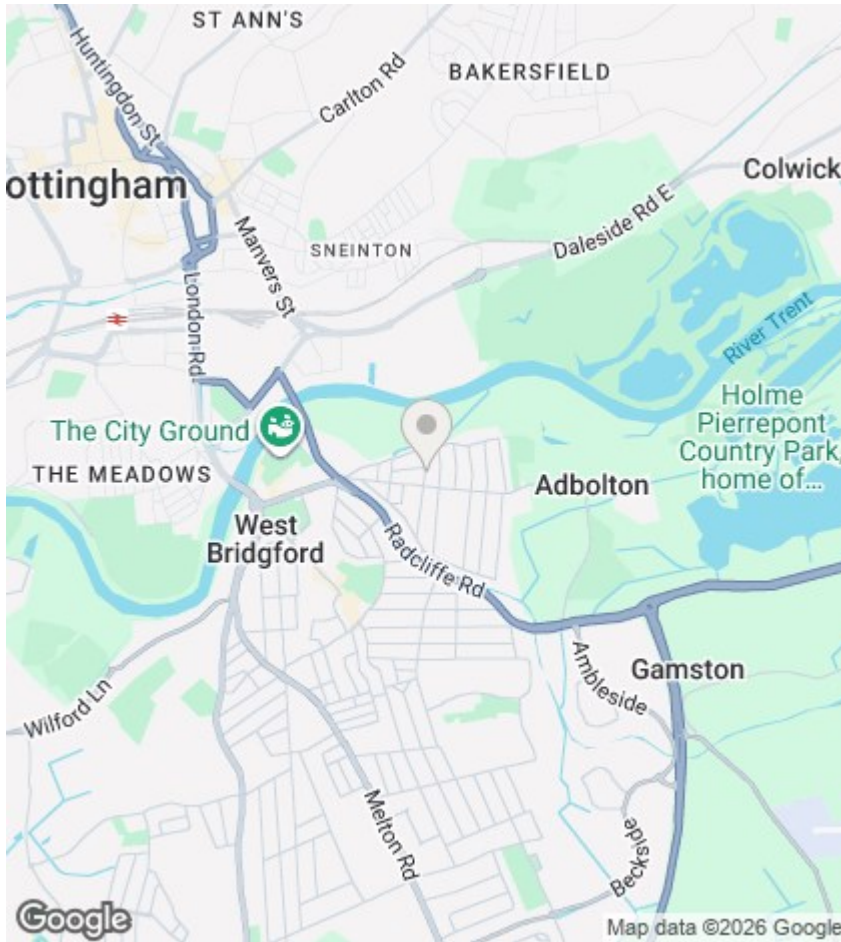
Windows to the side and rear. Sloping ceilings.

Exterior

Large lawned gardens to the rear elevation.







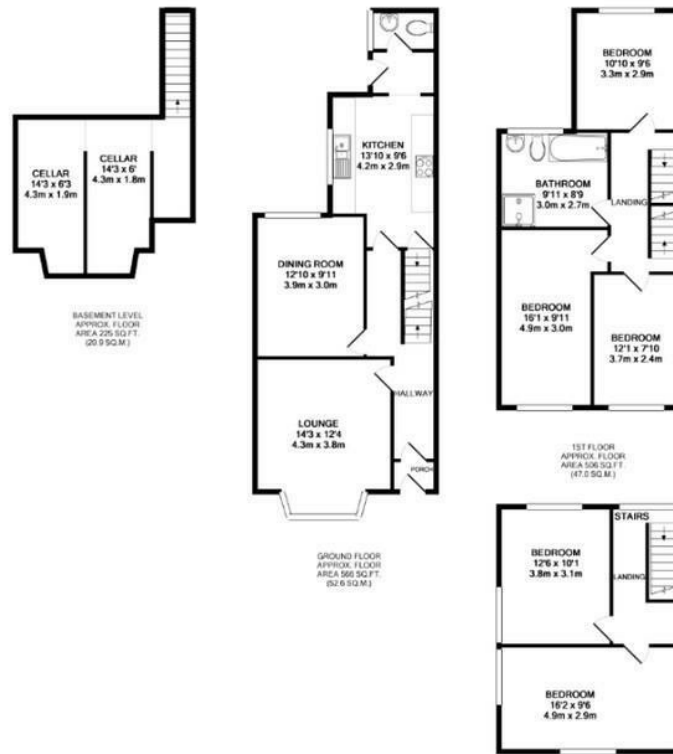
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



26 LADY BAY ROAD, WEST BRIDGFORD
TOTAL APPROX. FLOOR AREA 1632 SQ FT (153.5 SQ M)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, niches and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their availability or efficiency can be given.
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