

Lady Bay Road

West Bridgford
Nottingham
NG2 5DT

Guide Price £450,000



0115 841 1155



- Detached house
- Separate kitchen
- Conservatory
- Driveway
- Council tax - Band C
- Three bedrooms
- Sought-after school catchments
- 85ft Garden
- Garage
- Tenure - Freehold



0115 841 1155

Lady Bay Road, West Bridgford, Nottingham, NG2 5DT

Key Features

GUIDE PRICE £450,000 - £475,000. A fantastic opportunity to reimagine and extend a detached home on one of Lady Bay's most desirable roads. Set on an expansive plot with an impressive 85ft rear garden, this property offers the perfect foundation for creating a substantial 4/5 bedroom family home - while still retaining a large, mature outdoor space.





0115 841 1155

Lady Bay Road, West Bridgford, Nottingham, NG2 5DT



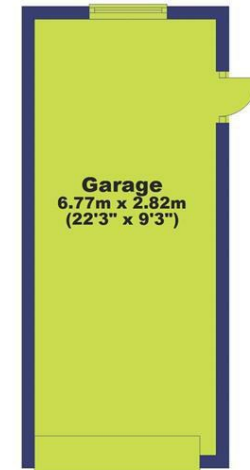
Ground Floor
Approx. 52.1 sq. metres (561.0 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



Garage
Approx. 19.1 sq. metres (205.5 sq. feet)



Total area: approx. 113.9 sq. metres (1226.5 sq. feet)



0115 841 1155

Lady Bay Road, West Bridgford, Nottingham, NG2 5DT

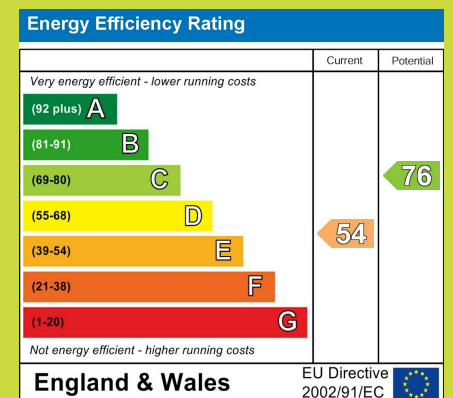


Interested in this home?

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



These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.