

# 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

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

### Key Features

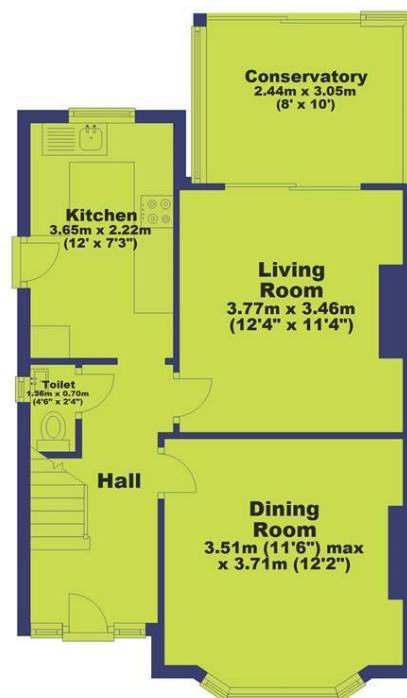
GUIDE PRICE £450,000 - £475,000. A fantastic opportunity to reimagine and extend a detached home on one of Lady Bay's most desirable roads. Set on an expansive plot with an impressive 85ft rear garden, this property offers the perfect foundation for creating a substantial 4/5 bedroom family home - while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



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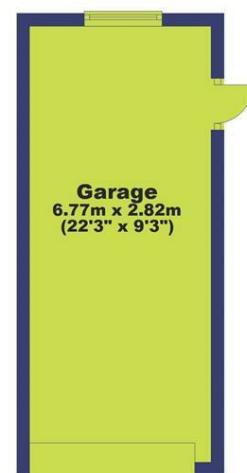
**Ground Floor**  
Approx. 52.1 sq. metres (561.0 sq. feet)



**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)**



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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		76
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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