

Lady Bay Road

West Bridgford
Nottingham
NG2 5BJ

Price Guide £425,000



 0115 841 1155



- Spacious Victorian semi-detached home arranged over three floors
- Two versatile reception rooms with original period features and high ceilings
- Generous kitchen with utility area, ground floor WC and rear garden access
- Previously utilised as a HMO, offering excellent investment potential (subject to any necessary consents)
- Located in the highly desirable Lady Bay, close to independent cafés, shops, bars and excellent local amenities
- Five well-proportioned bedrooms offering flexible living accommodation
- Characterful bay-fronted lounge with original-style sash windows
- Larger-than-average rear garden with lawn and raised patio seating area
- Ideal opportunity to create a substantial family home or continue as an investment property
- Easy access to West Bridgford, Central Avenue, riverside walks and excellent transport links into Nottingham City Centre



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

Key Features

GUIDE PRICE £425,000-£450,000

Welcome to Lady Bay Road, a spacious Victorian semi-detached home situated in the heart of the highly sought-after area of Lady Bay. Arranged over three floors, this versatile property currently offers five bedrooms, two reception rooms, a kitchen, family bathroom, WC and further useful accommodation.

Having previously been utilised as a HMO, the property presents an excellent opportunity for both residential and investment buyers, with flexible accommodation that could be adapted to suit a variety of needs.

Upon entering the home, you are immediately greeted by the impressive high ceilings and period features synonymous with properties of this era. To the front of the property is the main lounge, a well-proportioned reception room featuring deep coving and a large bay window with original-style sash windows, creating a bright and characterful space.

Central to the ground floor is the dining room, currently utilised as a ground floor bedroom but offering excellent flexibility of use for the new owner. To the rear is the kitchen, fitted with a range of base and eye-level units providing plentiful storage, along with space for additional appliances. A fitted oven, hob and extractor are already in place. A small utility area sits between the kitchen and ground floor WC, while also providing access to the rear garden.

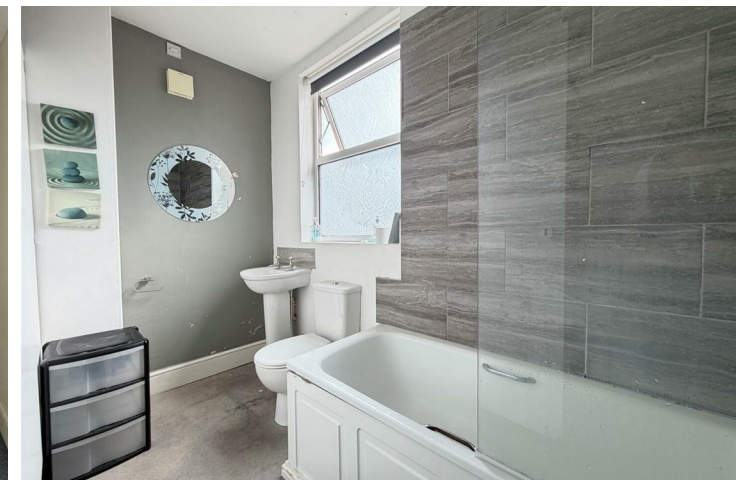
The bedrooms are arranged across the first and second floors. Having previously been used as a HMO, the layout offers considerable flexibility and could be particularly appealing to either a family buyer seeking generous accommodation or an investor looking for a property with strong potential. The first floor is home to three double bedrooms and the family bathroom, while a further two bedrooms occupy the second floor.

Externally, the property is set back from the street behind a walled frontage, providing a degree of privacy from the road. To the rear is a larger-than-average garden for the area, predominantly laid to lawn and featuring a raised patio area towards the end, offering a pleasant outdoor space with plenty of potential.

Location!

Situated within the ever-popular Lady Bay, this home enjoys a superb position with a wealth of amenities and attractions close at hand. The area is renowned for its excellent selection of independent shops, cafés, bars and everyday amenities, while the vibrant centre of West Bridgford and Central Avenue are also within easy reach. The property further benefits from riverside walks practically on the doorstep, making this a fantastic location for those seeking a balance between convenient town living and access to attractive outdoor spaces.

With its generous proportions, three-storey layout, period character and flexible accommodation, Lady Bay Road represents an exciting opportunity for a wide range of buyers, with the potential to create a superb family home or continue its use as an investment property.





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29 LADY BAY ROAD, WEST BRIDGFORD
TOTAL APPROX. FLOOR AREA 1632 SQ. FT. (151.5 SQ. M.)

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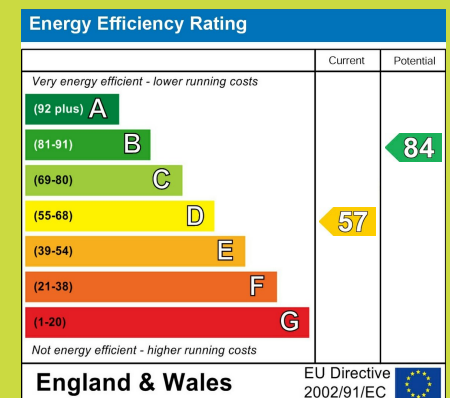


Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB



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