

Eltham Road

West Bridgford
Nottingham
NG2 5JT

Offers Over £270,000



 0115 841 1155



- Two-bedroom semi-detached home
- Well-proportioned bedrooms
- Ideal for first-time buyers or downsizers
- Sought-after West Bridgford location
- Council Tax Band - B
- Open plan kitchen diner
- Off road parking
- Close to all local amenities
- Viewing essential!
- Tenure - Freehold



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Eltham Road, West Bridgford, Nottingham, NG2 5JT

Key Features

This well-presented two-bedroom semi-detached home offers comfortable and well-proportioned accommodation in the highly sought-after area of West Bridgford.

The property provides a welcoming and homely feel throughout, with the accommodation being ideally suited to first-time buyers, couples or those looking for a manageable home in a popular Nottingham suburb.

On entering, the property leads into a generous living room, which provides an excellent space for relaxing and entertaining. The room is bright and inviting, with a large front-facing window allowing plenty of natural light into the space.

To the rear is a well-equipped kitchen, fitted with a good range of wall and base units, work surfaces and integrated cooking appliances, together with space and plumbing for additional appliances. There is also plenty of room for everyday storage and practical use.

Upstairs, the property offers two good-sized bedrooms, with the principal bedroom providing a particularly generous double bedroom with fitted storage furniture. The second bedroom offers useful flexibility as a bedroom, home office or dressing room. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

Outside, the property benefits from an attractive garden, featuring a combination of paved seating areas and gravelled sections, mature planting and fencing to the boundaries. The garden provides a lovely private space for outdoor entertaining, relaxing or enjoying the sunshine, while also offering useful access to the rear of the property and the private driveway.

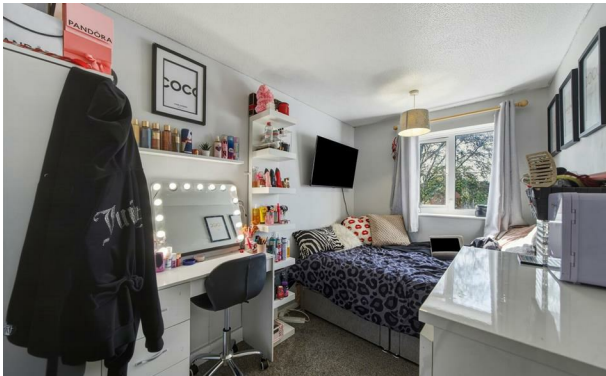
Situated on Eltham Road, West Bridgford, the property enjoys a convenient position for the excellent range of shops, cafés, restaurants, schools and leisure facilities available locally, whilst Nottingham city centre is also readily accessible.





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Ground Floor

Approx. 28.1 sq. metres (300.0 sq. feet)



First Floor

Approx. 28.1 sq. metres (300.0 sq. feet)



Total area: approx. 56.3 sq. metres (606.0 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		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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