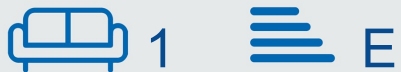


# Carlyle Road

West Bridgford  
Nottingham  
NG2 7NQ

Guide Price £325,000



- No upward chain! Ready to move straight in
- Open plan kitchen diner
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C
- Three-bedroom semi-detached home
- Family bathroom
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

## Carlyle Road, West Bridgford, Nottingham, NG2 7NQ

### Key Features

No upward chain! A three-bedroom semi-detached property, ideally positioned within a sought-after school catchment area in the highly regarded suburb of West Bridgford. Just a short walk from the vibrant coffee bars and restaurants of Central Avenue, the property offers excellent potential and would benefit from some modernisation, making it an ideal purchase for buyers looking to put their own stamp on a home. Early viewing is highly recommended.





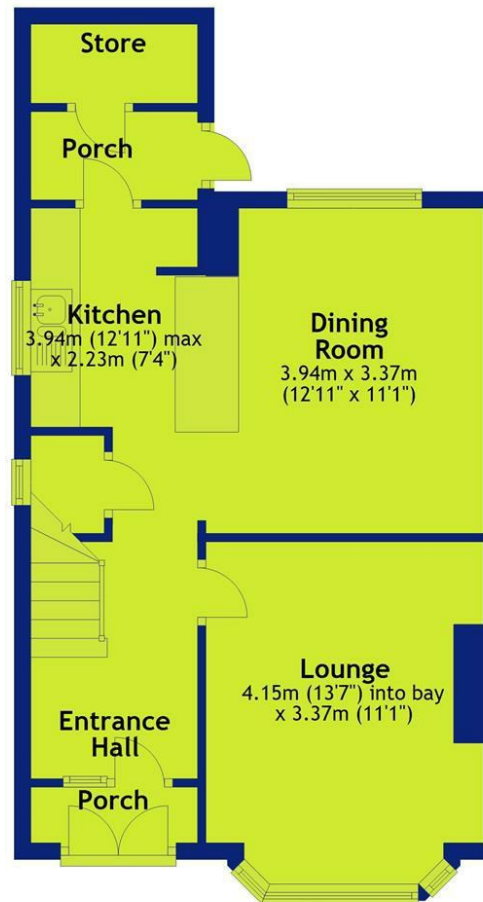
0115 841 1155

## Carlyle Road, West Bridgford, Nottingham, NG2 7NQ



### Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.5 sq. feet)



0115 841 1155

## Carlyle Road, West Bridgford, Nottingham, NG2 7NQ




### *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			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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