



## Fleeman Grove, Nottingham, NG2 5BH

£415,000



Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Lady Bay. This property would be an excellent opportunity for a buyer to have a project to fully renovate and refurbish both the interior and exterior.

Lady Bay boasts of numerous amenities from well regarded primary school and nursery, not to mention being a short drive from West Bridgford's Central Avenue where there are local shops, bars and restaurants. Lady bay also has excellent transport links via the A52 into the City Centre.

In brief ground floor accommodation comprises of three main reception room, a formal dining room to the front aspect, followed by a living room and breakfast room and kitchen to the rear aspect. Off from the breakfast room is a large cellar positioned under the stairs. To the first floor

- Four Double Bedroom Family Home
- Excellent Opportunity To Put Your Own Stamp On Things
- Cellar
- Excellent Transport Links
- Freehold - Council Tax Band - C
- Ideal Purchase For Someone Wanting a Project
- Three Reception Rooms
- Close By To Numerous Amenities
- EPC Rating - D

