


# Seymour Road

West Bridgford  
Nottingham  
NG2 5EE

Price Guide £350,000



- A three-bedroom semi-detached home
- Family bathroom and downstairs WC
- Potential for further extension, subject to planning
- Highly regarded school catchment area
- Council Tax Band - C
- Two reception rooms
- Close to local amenities
- Sought-after Lady Bay location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

## Seymour Road, West Bridgford, Nottingham, NG2 5EE

### Key Features

GUIDE PRICE £350,000 - £365,000. A well-presented three bedroom semi-detached family home, situated in the highly desirable suburb of Lady Bay, West Bridgford.

Competitively priced for the local area, the property offers well-proportioned accommodation throughout and provides excellent potential for further extension (subject to the necessary planning permissions). Positioned within highly regarded school catchment areas, this home represents an ideal opportunity for families and first-time buyers alike. Early viewing is strongly recommended.

The property has a central entrance hallway with access to a spacious lounge positioned to the front elevation. The lounge features a double-glazed bay window allowing natural light to flood the room, a feature fireplace with gas living flame fire, and wood laminate flooring.

To the rear of the property is a separate dining room of generous proportions, with a window overlooking the rear garden and ample space for family dining. This leads through to the kitchen, which is fitted with a range of matching wall and base units, provides space for appliances, and benefits from French doors opening onto and overlooking the rear garden. A ground floor WC fitted with a two-piece white suite completes the downstairs accommodation.

To the first floor, the landing provides access to three bedrooms and a three-piece family bathroom suite. The master bedroom benefits from built-in wardrobes.

Externally, the property is set behind a wall boundary with a pathway leading to the front entrance door and a low-maintenance graveled frontage. The enclosed rear garden features a patio area directly off the property, with the majority laid to lawn and well-stocked borders containing a variety of shrubs and plants. A garden shed provides useful additional storage.

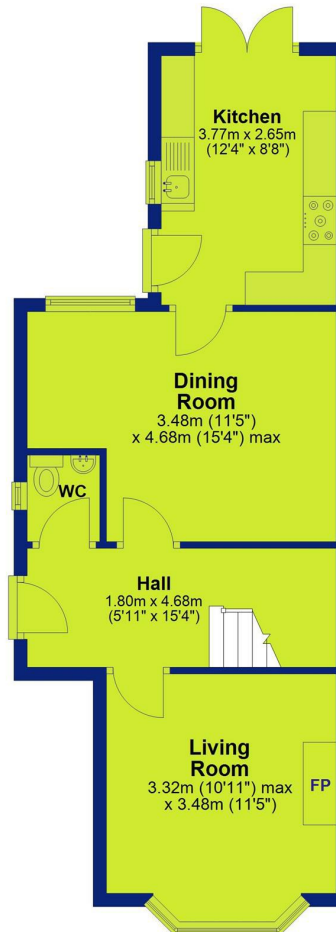


## Seymour Road, West Bridgford, Nottingham, NG2 5EE



### Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 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			
(69-80) C			
(55-68) D		55	
(39-54) E			
(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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