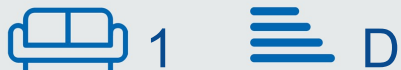


Mowbray Gardens

West Bridgford
Nottingham
NG2 6JN

Guide Price £500,000 -
£525,000



 0115 841 1155



- No upward chain!
- Family bathroom and en-suite
- Off road parking and single garage
- Ideal for downsizers
- Council Tax Band - D
- A two-bedroom detached bungalow
- Open plan kitchen diner
- Close to all local amenities
- Viewing essential!
- Tenure -Freehold



0115 841 1155

Mowbray Gardens, West Bridgford, Nottingham, NG2 6JN

GUIDE PRICE £500,000 - £525,000. Occupying a generous plot in a highly sought-after part of West Bridgford, this well-proportioned two-bedroom detached bungalow offers an excellent opportunity for those looking to downsize without compromising on space, gardens or convenience.

Ideally positioned close to Melton Road shops, Central Avenue and a wide range of local amenities, the property also benefits from excellent transport links, making it an ideal choice for those wanting everything close at hand.

Approaching the property, there is off-road parking to the front, with access to the garage. The front door opens into a useful porch, providing a practical entrance before leading into the welcoming entrance hall.

From the hallway, the generous living room is positioned to the front of the property. This is a comfortable reception space with plenty of room for furnishings and a focal fireplace.

Moving through the property, the heart of the home is the impressive open-plan kitchen/dining room. The kitchen provides a good range of fitted units and work surfaces, with ample space for a dining table and chairs. This is a particularly sociable room, ideal for everyday living and entertaining.

A door leads through to the utility room, which provides additional practical space and access to the outside.

The bungalow offers two well-proportioned bedrooms. The master bedroom is a generous double room, with fitted wardrobes and the added benefit of a private en-suite shower room.

The second bedroom is also a comfortable double, with fitted wardrobes and excellent versatility as a guest bedroom, study or hobby room.

The accommodation is completed by a family bathroom, conveniently positioned off the main hallway.

Outside is where this property really comes into its own. Set on a large plot, the property enjoys a substantial rear garden together with a generous side garden, offering plenty of outdoor space for gardening, relaxing and entertaining. The gardens provide considerable scope for those looking to enjoy a private outdoor setting while remaining within easy reach of the amenities of West Bridgford.

The garage adds further valuable storage and practical space, complementing the off-road parking at the front.

This is a bungalow that offers the best of both worlds, generous accommodation and outdoor space, combined with an exceptionally convenient West Bridgford location. With shops, amenities, transport links and everyday essentials all within easy reach, it is particularly well suited to those looking to downsize while still retaining a spacious home and substantial gardens.





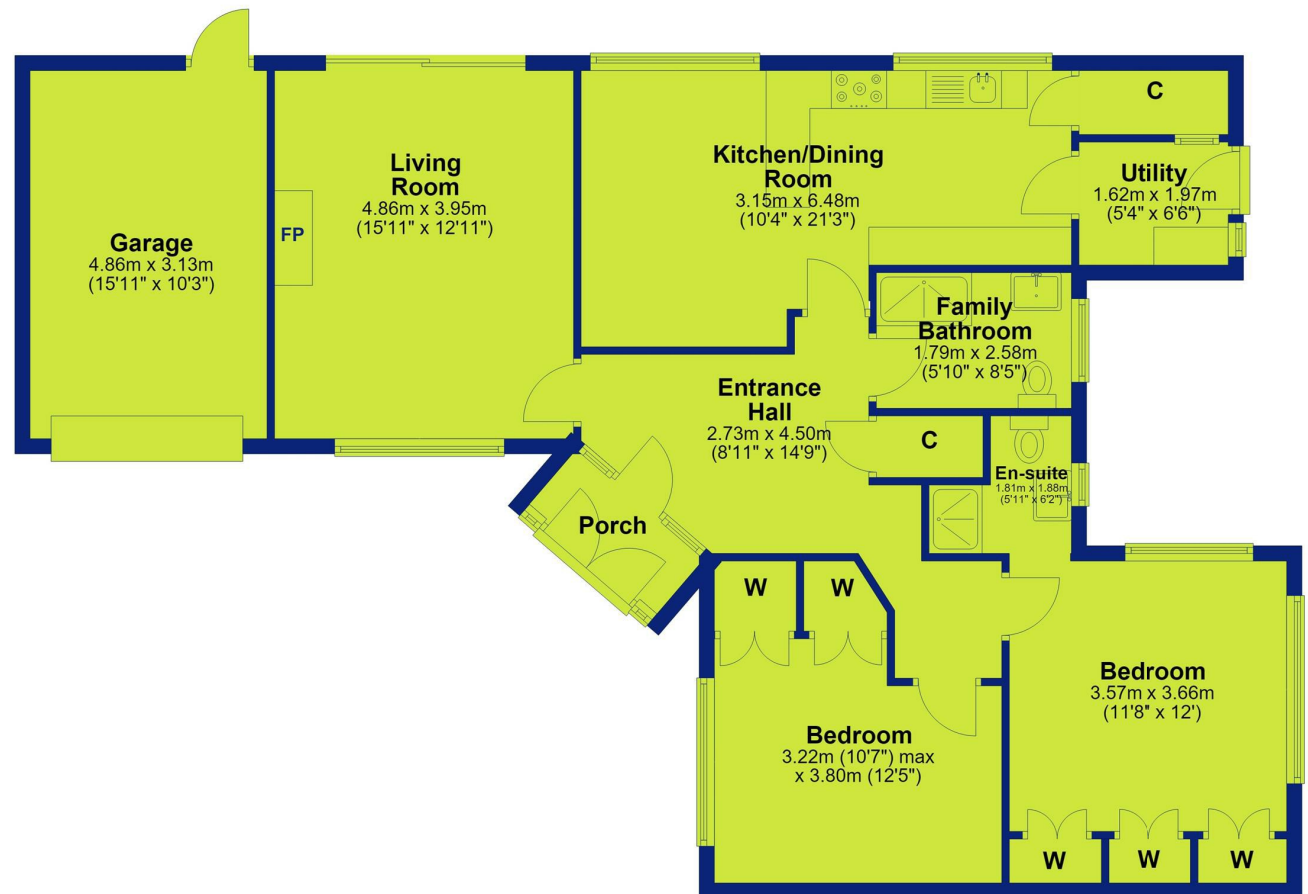
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Mowbray Gardens, West Bridgford, Nottingham, NG2 6JN



Ground Floor

Approx. 115.5 sq. metres (1243.7 sq. feet)



Total area: approx. 115.5 sq. metres (1243.7 sq. feet)



0115 841 1155

Mowbray Gardens, West Bridgford, Nottingham, NG2 6JN



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		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.