

# Patrick Road

West Bridford  
Nottingham  
NG2 7JY

Offers In Excess Of £750,000



4 2

2

0115 841 1155



- Four-bedroom semi-detached home
- Open plan living kitchen
- Off road parking
- Highly regarded school catchment
- Council Tax Band - D
- Two reception rooms
- Family bathroom, en-suite and downstairs WC
- Sought-after West Bridford location
- Viewing essential!
- Tenure - Freehold



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## Patrick Road, West Bridgford, Nottingham, NG2 7JY

### Key Features

A beautifully presented, double bay-fronted period family home, located in a central position within the highly desirable Nottingham suburb of West Bridgford.



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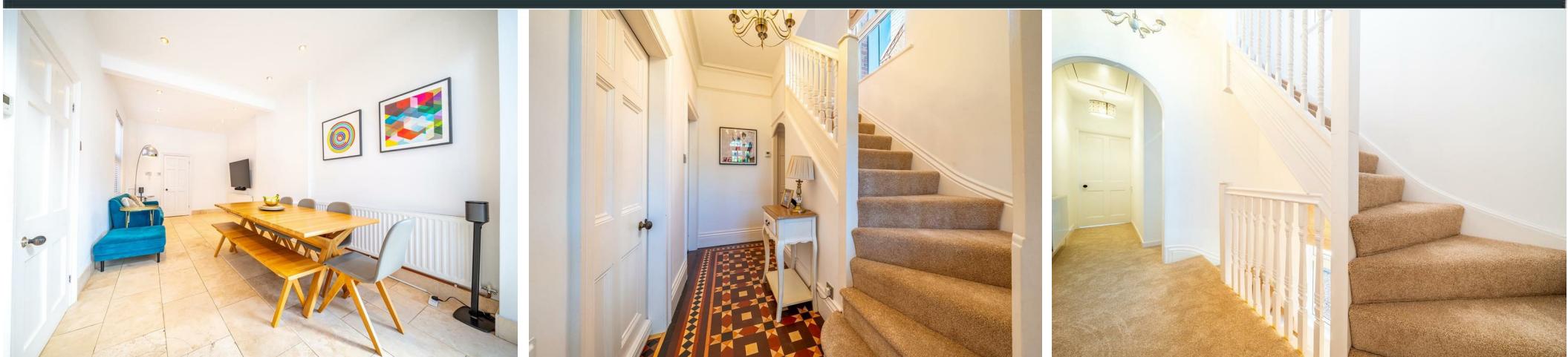


Total area: approx. 192.5 sq. metres (2071.7 sq. feet)



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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                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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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.