

Gertrude Road

West Bridgford
Nottingham
NG2 5DB

Guide Price £350,000



- Detached three-bedroom home
- Open plan lounge, diner and kitchen
- Potential to extend into the loft, subject to planning
- Highly sought-after school catchments
- Tenure - Freehold
- Excellent scope for expansion
- Large rear garden
- Close to local amenities
- Family bathroom
- Council Tax Band - C

 0115 841 1155



0115 841 1155

Gertrude Road, West Bridgford, Nottingham, NG2 5DB

Key Features

GUIDE PRICE £350,000 - £375,000. This three-bedroom detached home offers excellent scope for extension, subject to the relevant planning permissions and building regulations. Located in the highly sought-after Nottingham suburb of Lady Bay, West Bridgford, the property falls within well-regarded school catchments. Boasting a generous 90-foot, south-westerly facing rear garden and an open-plan ground floor living space, an early viewing is highly recommended to fully appreciate the property's potential. It is ideally suited to buyers seeking a project with strong opportunities to add value.

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The property is entered via a spacious reception hall featuring an original leaded porthole window to the front elevation, stairs rising to the first floor, and doors providing access to the open-plan lounge diner and kitchen. The lounge/dining area benefits from a bay window to the front and French doors opening onto the rear garden. This space flows into the kitchen, which is partially separated by a dividing wall. The kitchen is fitted with a range of wall and base units and provides access to a useful pantry area. Returning to the hallway, there is additional under-stairs storage accessed via a side door, which offers potential for conversion into a downstairs WC.

To the first floor, there are three bedrooms, two of which are doubles, along with a three-piece family bathroom. There is also further potential for a loft conversion, subject to the necessary planning permissions and building regulations.

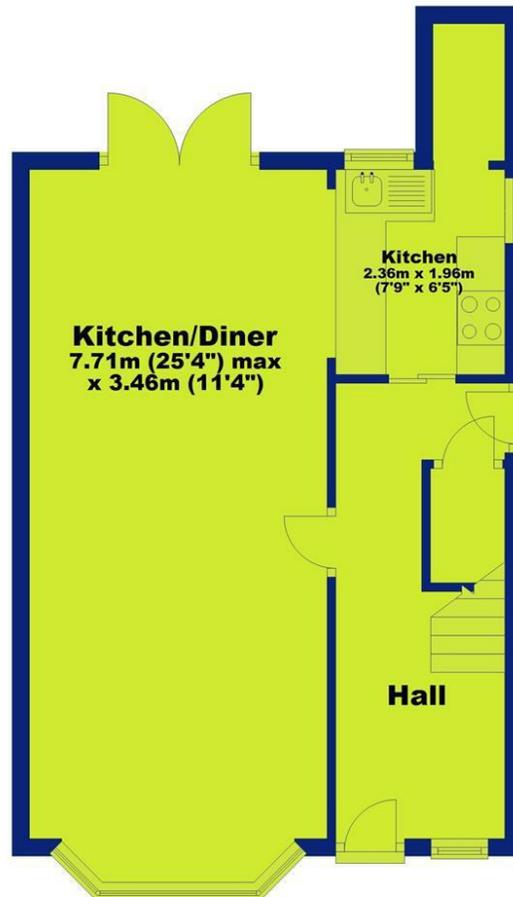
Externally, the front of the property offers potential for off-street parking, with a hedged frontage and a pathway leading to the front door and side gate, providing access to the rear garden. The rear garden is a standout feature, measuring approximately 90 feet in length. It includes a raised patio and decked seating area overlooking a lawned and paved garden, complemented by a raised pond and a variety of mature trees and shrubs.



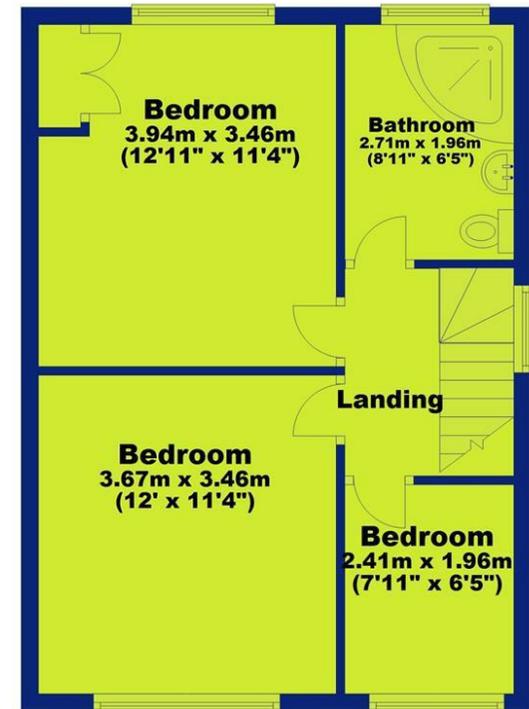
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Ground Floor
Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 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			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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