


Edward Road

West Bridgford
Nottingham
NG2 5GE

Offers In Excess Of
£450,000



 0115 841 1155

- No upward chain!
- Family bathroom and downstairs wet room
- Off road parking and detached garage
- Highly regarded school catchment area
- Council Tax Band - D
- A three-bedroom semi-detached home
- Two reception rooms
- Sought-after central West Bridgford location
- Viewing essential!
- Tenure - Freehold

Edward Road, West Bridgford, Nottingham, NG2 5GE

Key Features

A three-bedroom period semi-detached home situated on the highly sought-after Edward Road in central West Bridgford, just a short walk from West Bridgford Park and the vibrant cafés, restaurants and independent shops of Central Avenue. The property benefits from off-street parking, a detached garage and is attractively priced for its prime location, presenting an excellent opportunity for buyers looking to create a home to their own specification. Early viewing is strongly recommended.

The property is entered via an open entrance porch which leads into a generous reception hallway featuring tiled flooring, stairs rising to the first floor and doors opening into the reception rooms.

The front reception room is a good space, featuring a period arched window, stripped wooden flooring, picture rails and a feature fireplace with original surround.

To the rear of the property, the second reception room continues the attractive stripped wooden flooring and benefits from built-in cabinetry to either side of the chimney breast, which offers potential for an open fire or log burner. Original coving adds further character, while French doors with side lights open directly onto the decked terrace and rear garden, creating an ideal space for both everyday living and entertaining.

The breakfast kitchen is fitted with a range of wall and base units with integrated appliances and enjoys a dual-aspect outlook with windows to the side and rear. The room is finished with ceramic tiled flooring and provides access to a ground floor wet room fitted with a sink, toilet and walk-in shower.

To the first floor, a generous landing provides access to three well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite. One of the bedrooms also benefits from an adjoining dressing room, which could equally serve as a study or home office.

Externally, the property is set behind a stone wall boundary with a tarmac driveway providing off-street parking for two vehicles, with scope to extend further if desired. A pathway leads to the front entrance and to gated side access, where a detached garage with an up-and-over door, power and lighting is located.

The rear garden has been designed with ease of maintenance in mind and features a decked terrace accessed directly from the rear reception room, with a decked walkway leading down to a gravelled garden area. Raised beds are planted with a variety of established shrubs, creating a pleasant and private outdoor space.



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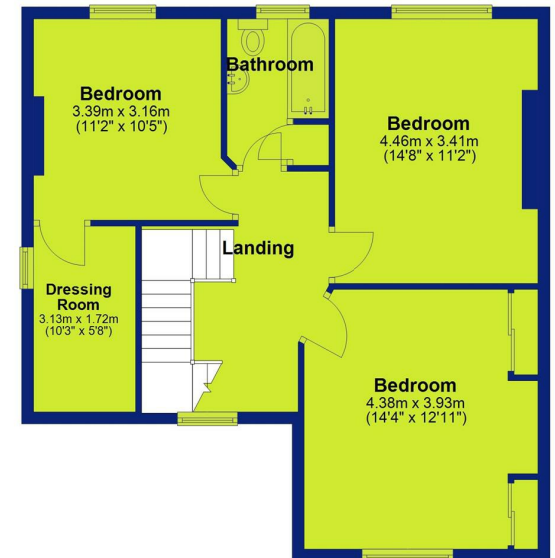
Ground Floor

Approx. 80.2 sq. metres (863.3 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



Total area: approx. 145.6 sq. metres (1566.8 sq. feet)



0115 841 1155

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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 | | 62 | 76 |
| (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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