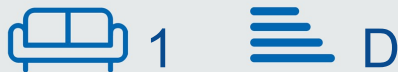



Blake Road

West Bridgford
Nottingham
NG2 5LA

Guide Price £325,000 - £350,000



 0115 841 1155



- A three/ four bedroom semi-detached home
- Huge potential for modernisation and further expansion, subject to planning
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C
- Open plan living/ dining area
- Accommodation across three floors
- Sought-after West Bridgford location
- Viewing essential!
- Tenure- Freehold



0115 841 1155

Blake Road, West Bridgford, Nottingham, NG2 5LA

Key Features

GUIDE PRICE £325,000 - £350,000. A fantastic opportunity to acquire a 3/4 bedroom semi-detached property in the highly sought-after area of West Bridgford, ideally positioned within walking distance of the area's popular coffee shops, bars, and restaurants. Situated within a favoured school catchment area, this property offers enormous potential for buyers looking to modernise and add value. Early viewing is highly recommended due to the anticipated high level of interest.

The property is entered via a UPVC double-glazed porch featuring the original leaded stained-glass front door with matching side and top lights, opening into a welcoming entrance hallway with stairs rising to the first floor. There is also an understairs storage cupboard housing the electrical consumer unit and meters.

The spacious lounge and dining room offer an open-plan, through-room layout extending from front to back, featuring a square bay window with leaded stained-glass upper panels to the front and French doors with side windows opening into the conservatory. The conservatory enjoys pleasant views over the rear garden and provides an excellent additional reception space.

The kitchen is fitted with a range of base units and offers excellent potential for reconfiguration, including the possibility of removing walls and extending to the rear to create a highly desirable open-plan living kitchen.

To the first floor are three bedrooms, a bathroom, and a separate WC. A further staircase leads to the second floor where there is an additional loft room/bedroom storage space, although this area does not currently have building regulation approval.

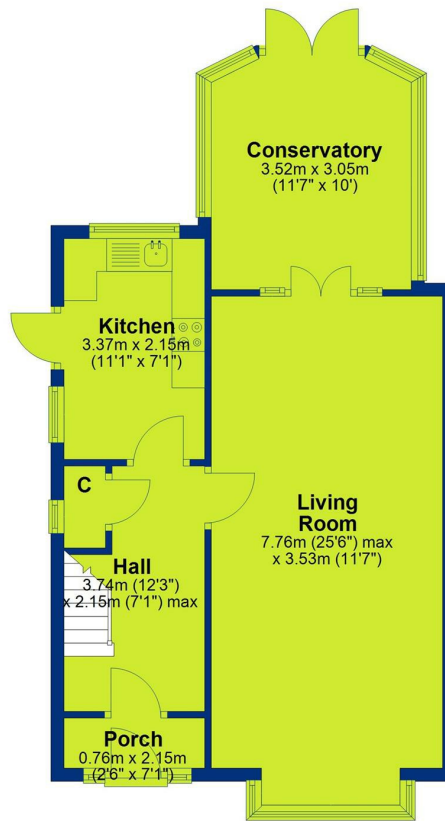
Externally, the property benefits from a stone-built front boundary wall, a paved driveway providing off-road parking, and a gravelled frontage. The rear garden is of excellent proportion and has been attractively landscaped with raised beds, rose arches, and pathways leading to the rear where there are sheds, a greenhouse, and a summer house.



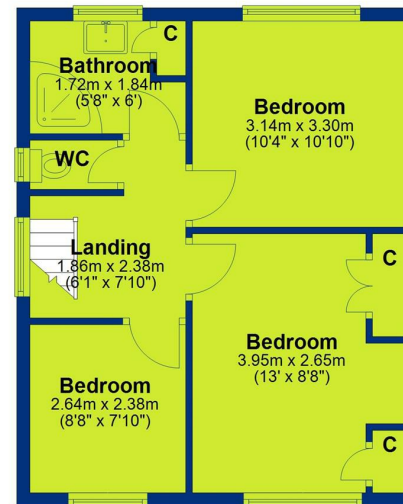
Blake Road, West Bridgford, Nottingham, NG2 5LA



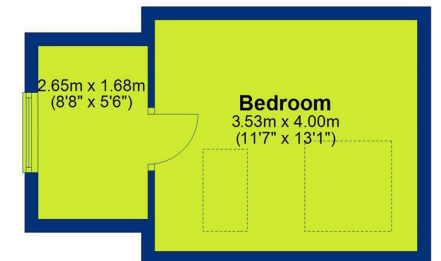
Ground Floor
Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.6 sq. feet)



Second Floor
Approx. 18.8 sq. metres (202.7 sq. feet)

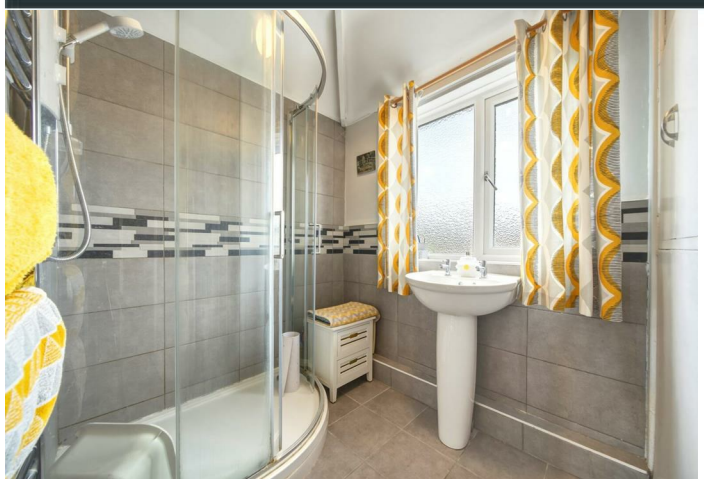


Total area: approx. 116.2 sq. metres (1250.4 sq. feet)



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Blake Road, West Bridgford, Nottingham, NG2 5LA




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		58	74
(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.