



23 Willow Road, West Bridgford – NG2 7AY

Guide Price **£140,000 – £150,000**

DavidJames
the estate agent



23 Willow Road

West Bridgford, Nottingham

GUIDE PRICE £140,000-£150,000 Well-presented flat in the sought-after West Bridgford! Superb kitchen, bright lounge/diner, modern bathroom, double bedroom, communal gardens & residents parking!

Council Tax band: A

Tenure: Leasehold

- Well-presented first-floor flat in the sought-after area of West Bridgford
- Shops, supermarkets, excellent amenities and frequent bus links close by
- Perfect for first-time buyers, downsizers and buy-to-let investors
- Inviting entrance hallway with practical utility storage
- Light-filled lounge/dining room perfect for relaxed entertaining
- Shaker style fitted kitchen with integrated cooking appliances
- Spacious double bedroom with delightful communal garden outlook
- Stylish modern three-piece bathroom suite with an electric over-bath shower
- Gas central heating powered by a combination boiler
- Communal gardens alongside resident parking facilities







**Entrance
Hallway**
1.86 x 1.86 m
6'1" x 6'1"

Bathroom
2.12 x 1.68 m
6'11" x 5'6"

Store Room
1.24 x 1.35 m
4'0" x 4'5"



Lounge/Dining Room

3.49 x 3.97 m
11'5" x 13'0"

Bedroom

3.21 x 3.48 m
10'6" x 11'5"

Approximate total area⁽¹⁾

43.4 m²
468 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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