

# 38 George Road

West Bridgford  
Nottingham  
NG2 7QG

Guide Price £500,000 - £525,000



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- A period Victorian semi-detached home
- Currently eight-bedrooms, with potential to convert back to five/six bedrooms
- South-facing rear garden
- Garden office
- Off road parking
- Close to local amenities
- Sought-after central West Bridgford location
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold

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## Key Features

A period Victorian semi-detached property located in central West Bridgford, positioned within highly sought-after school catchment areas. Currently arranged as an eight-bedroom student house. It offers excellent potential for buyers willing to undertake some refurbishment in order to create a superb five/six-bedroom family home, complete with off-street parking and a south-facing rear garden featuring a garden office.

The property is entered through double doors into a reception hallway with original coving, stripped wooden floors, and a period archway. Stairs rise to the first floor, with doors leading to the front lounge, which features a double-glazed bay window to the front elevation. Currently used as a bedroom, this room would make an ideal living space overlooking the front.

The kitchen has been opened into the dining area and extended to the side, creating a large central hub to the home, fitted with a range of wall and base units and built-in appliances. A stylish roof lantern allows natural light to flood in, and windows and doors open onto the rear garden. There is ample space for both lounge and dining furniture. A door leads to the rear hallway, giving access to a ground-floor bedroom and a three-piece shower room, making this area suitable as a workspace or ideal accommodation for an elderly relative.

To the first floor there are currently five bedrooms, a three-piece bathroom, and an en-suite to the smaller front bedroom. With the removal of stud walls, the two front bedrooms could be reconfigured to create an excellent master bedroom with en-suite facilities.

To the second floor, there are two further bedrooms off the landing, with a Velux window to the rear elevation.

The property also benefits from a basement with two generous compartments.

Outside, to the front, there is a generous block-paved driveway providing ample parking for two vehicles. This continues to the side where there is gated access to the rear garden, which is low-maintenance and paved, with a mature tree leading to a gravelled area that could easily be landscaped for a more family-friendly space. There is also a substantial wooden studio/office, fully insulated and fitted with power and lighting.



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Total area: approx. 192.3 sq. metres (2069.6 sq. feet)



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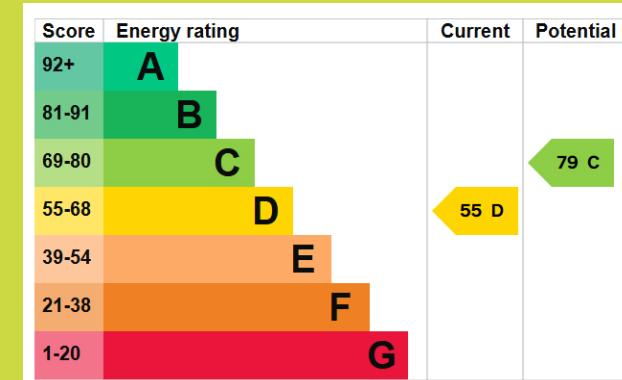


*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
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NG1 2GB



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