

Ella Road

West Bridgford
Nottingham
NG2 5GX

Guide Price £400,000 -
£425,000



- A period semi-detached home
- Offering excellent potential for a family home
- Close to local amenities
- Sought-after central West Bridgford location
- Council Tax Band - C
- Currently configured as a six-bedroom HMO
- Off road parking
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

Ella Road, West Bridgford, Nottingham, NG2 5GX

Key Features

GUIDE PRICE £400,000 - £425,000. A semi-detached period home in the highly sought-after central West Bridgford area, currently configured as a six-bedroom HMO but offering excellent potential to be converted back into a four-bedroom family home. The property is ideally located within highly regarded school catchment areas and is just a short walk from a range of coffee bars, restaurants and local amenities.

The property is entered via an entrance porch leading into a reception hall with stairs rising to the first floor. From the hall there are doors to two bedrooms, a downstairs shower room, and a generous fully fitted kitchen to the rear. With minimal alterations, the ground floor could easily be reconfigured back to a traditional lounge and dining room/ snug layout. There is also access from the hall to a cellar, which is divided into three compartments.

To the first floor there are three double bedrooms and a family bathroom, along with a door providing access to a staircase leading to the second-floor bedroom, which benefits from an en-suite shower room.

To the front of the property there is off-street parking, along with side access leading to a low-maintenance paved and gravelled rear courtyard garden, which could easily be converted back to a lawned garden with planted borders.



Ella Road, West Bridgford, Nottingham, NG2 5GX



Total area: approx. 163.6 sq. metres (1761.1 sq. feet)



0115 841 1155

Ella Road, West Bridgford, Nottingham, NG2 5GX




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		64	75
(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.