

Epperstone Road

West Bridgford

Nottingham

NG2 7QF

Offers In Excess Of £525,000



 0115 841 1155



- A four-bedroom semi-detached home
- Two reception rooms
- Sought-after central West Bridgford location
- Close to local amenities
- Council Tax Band - C
- Accommodation across three floors
- Kitchen diner and utility room
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold

Epperstone Road, West Bridgford, Nottingham, NG2 7QF

Key Features

This four-bedroom semi-detached period home offers a mix of character, space, and practicality, set within a well-regarded area of West Bridgford. The location is a key advantage, with local shops, cafés, green spaces, and well-regarded schools all within easy reach, as well as good access into Nottingham City Centre. Parking is on-road permit parking, in keeping with the character of the area. A well-balanced home in a popular setting, offering space and flexibility for a range of buyers.

Arranged over three floors, the property provides flexible accommodation suited to modern family life. The ground floor features two reception rooms that can be used to suit a range of needs, alongside a well-sized kitchen diner that works well as the main hub of the home. A separate utility room adds convenience, and a cellar offers useful additional storage.

The first floor includes two good-sized bedrooms, served by both a main bathroom and a separate shower room. On the second floor, two further double bedrooms provide extra space for family, guests, or home working.

Outside, the west-facing rear garden enjoys afternoon and evening sun, creating a pleasant outdoor space that's easy to maintain.

A well-balanced home in a popular setting, offering space and flexibility for a range of buyers.



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Total area: approx. 186.4 sq. metres (2006.2 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			81
(69-80) C			
(55-68) D		62	
(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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