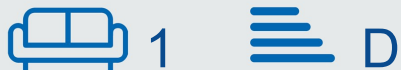


Repton Road

West Bridgford
Nottingham
NG2 7EN

Guide Price £500,000



 0115 841 1155



- No upward chain!
- Family bathroom and downstairs WC
- Off road parking
- Highly regarded school catchment area
- Council Tax Band - D
- Three-bedroom detached home
- Open plan kitchen/ dining area
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold



0115 841 1155

Repton Road, West Bridgford, Nottingham, NG2 7EN

Key Features

One of the larger 1930s three-bedroom detached home, situated on the highly desirable Repton Road, offering excellent potential and ideally suited to buyers happy to undertake some work. The ground floor would benefit from renovation and redecoration, while the first-floor accommodation is largely ready to move straight into. Located within a highly sought-after school catchment area, the property also offers scope for future extension (subject to planning). Early viewing is highly recommended.

The property is entered via double-glazed doors into an entrance porch, with a further door leading into a generous hallway featuring parquet flooring, a cloak cupboard, original picture rails, and stairs rising to the first floor. Doors lead to a bright and spacious front reception room, boasting a five-panel Art Deco-style bay window to the front elevation and a feature gas fireplace.

To the rear is an open-plan kitchen and dining room with French doors and a window overlooking the garden. The shaker-style kitchen units would benefit from replacement, offering an excellent opportunity to redesign to individual taste.

There is also a ground-floor WC fitted with a two-piece white suite.

To the first floor are three bedrooms and a landing, along with a stylish contemporary four-piece family bathroom suite.

Externally, the property benefits from blocked-paved off-street parking to the front and a rear garden, currently an ideal blank canvas for buyers looking to put their own stamp on the home.





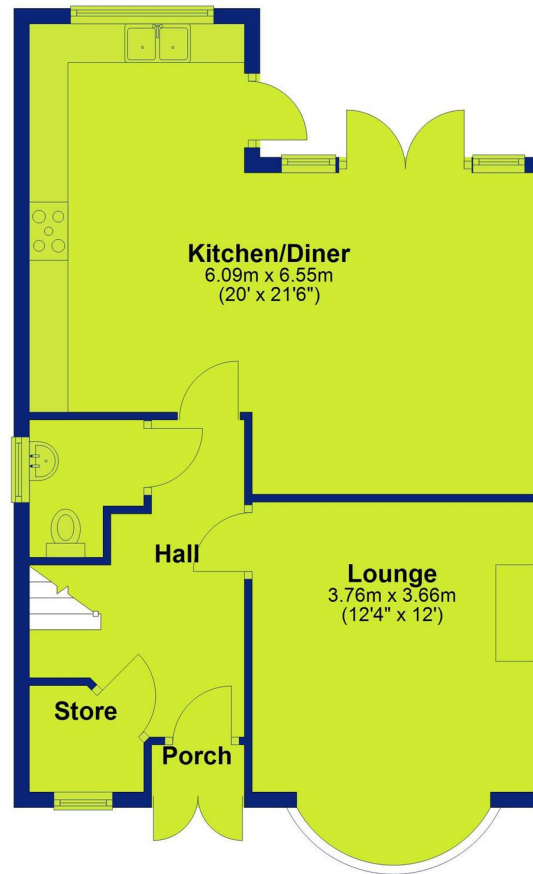
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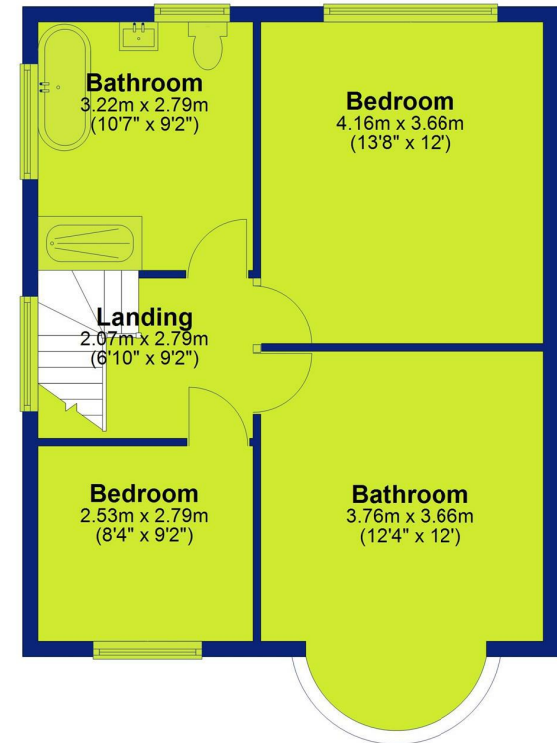
Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)

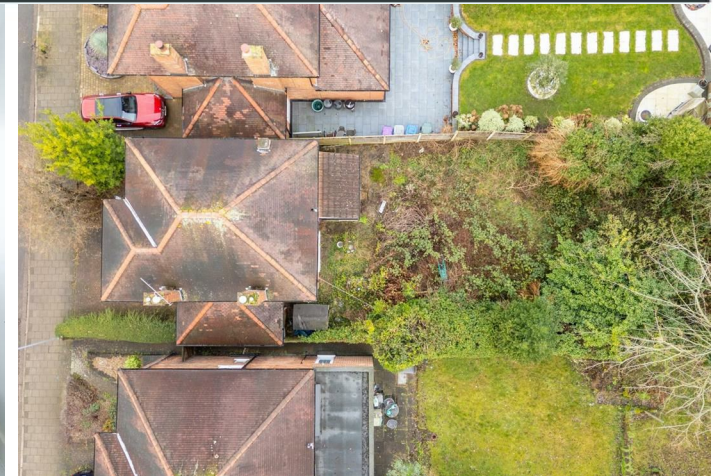


Total area: approx. 111.7 sq. metres (1201.8 sq. feet)



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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		
(69-80) C		77
(55-68) D	58	
(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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