

Flat 1, 33 Fox Road

West Bridford
Nottingham
NG2 6AJ

Guide Price £260,000



 0115 841 1155



- No upward chain!
- Bathroom and en-suite
- Off street parking
- Close to all local amenities
- Council Tax Band - A

- Four-bedroom ground floor apartment
- Open plan living kitchen
- Sought-after West Bridford location
- Viewing essential!
- Tenure - Leasehold - 180 Years Remaining



0115 841 1155

Fox Road, West Bridgford, Nottingham, NG2 6AJ

Key Features

Situated adjacent to the world-renowned Trent Bridge Cricket Ground in the heart of West Bridgford, this spacious four-bedroom ground floor apartment presents an exceptional opportunity for families, professionals or investors seeking a high-performing rental or Airbnb.

Offered to the market with no onward chain, the property benefits from a private rear garden and enjoys immediate access to the vibrant cafés, bars, and restaurants of Central Avenue, with Nottingham's premier sporting venues just moments away.

There is also the rare potential to purchase the freehold, enhancing its appeal as an investment or future development opportunity. For further information or to arrange a viewing, please contact the office.

Accessed via its own private entrance, the property opens into a bright and spacious open-plan living and kitchen area. The kitchen is fitted with a range of wall and base units, integrated appliances, and space for additional white goods. The room is finished with partially tiled walls, wood-effect laminate flooring, recessed spotlights, and a large double-glazed box bay window to the front elevation, allowing natural light to flood the space. A built-in storage cupboard offers practical utility.

An inner hallway leads to four well-proportioned bedrooms, alongside a modern three-piece shower room. The principal bedroom benefits from its own contemporary en-suite shower room, also fitted with a sleek three-piece suite.

From the hallway, there is internal access to the cellar, which comprises three separate compartments-providing excellent storage potential or possible conversion options, subject to the necessary planning permissions and building regulations.

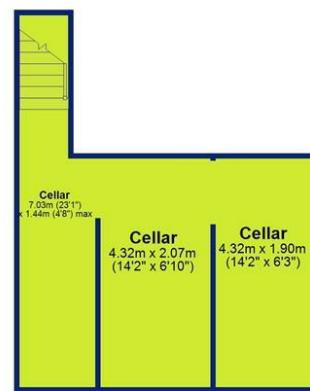
To the front of the property, there is off-street parking for at least one vehicle, with the potential to accommodate two. At the rear, a gated, low-maintenance garden is laid to paving with gravel borders, creating a private outdoor retreat with minimal upkeep.



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Basement
Approx. 26.7 sq. metres (287.4 sq. feet)

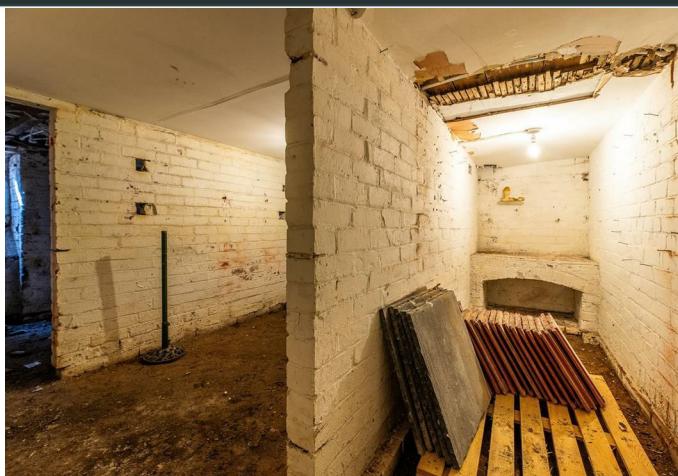


Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

Ground Floor
Approx. 83.6 sq. metres (899.5 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		
(55-68) D		
(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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