

23 Willow Road, West Bridgford - NG2 7AY

Guide Price £140,000

DavidJames
the estate agent







23 Willow Road

West Bridgford, Nottingham

GUIDE PRICE £140,000-£150,000 Well-presented flat in the sought-after West Bridgford! Superb kitchen, bright lounge/diner, modern bathroom, double bedroom, communal gardens & residents parking!
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented first-floor flat in the sought-after area of West Bridgford
- Shops, supermarkets, excellent amenities and frequent bus links close by
- Perfect for first-time buyers, downsizers and buy-to-let investors
- Inviting entrance hallway with practical utility storage
- Light-filled lounge/dining room perfect for relaxed entertaining
- Shaker style fitted kitchen with integrated cooking appliances
- Spacious double bedroom with delightful communal garden outlook
- Stylish modern three-piece bathroom suite with an electric over-bath shower
- Gas central heating powered by a combination boiler
- Communal gardens, resident parking and access to a shared laundry room with washer/dryer facilities

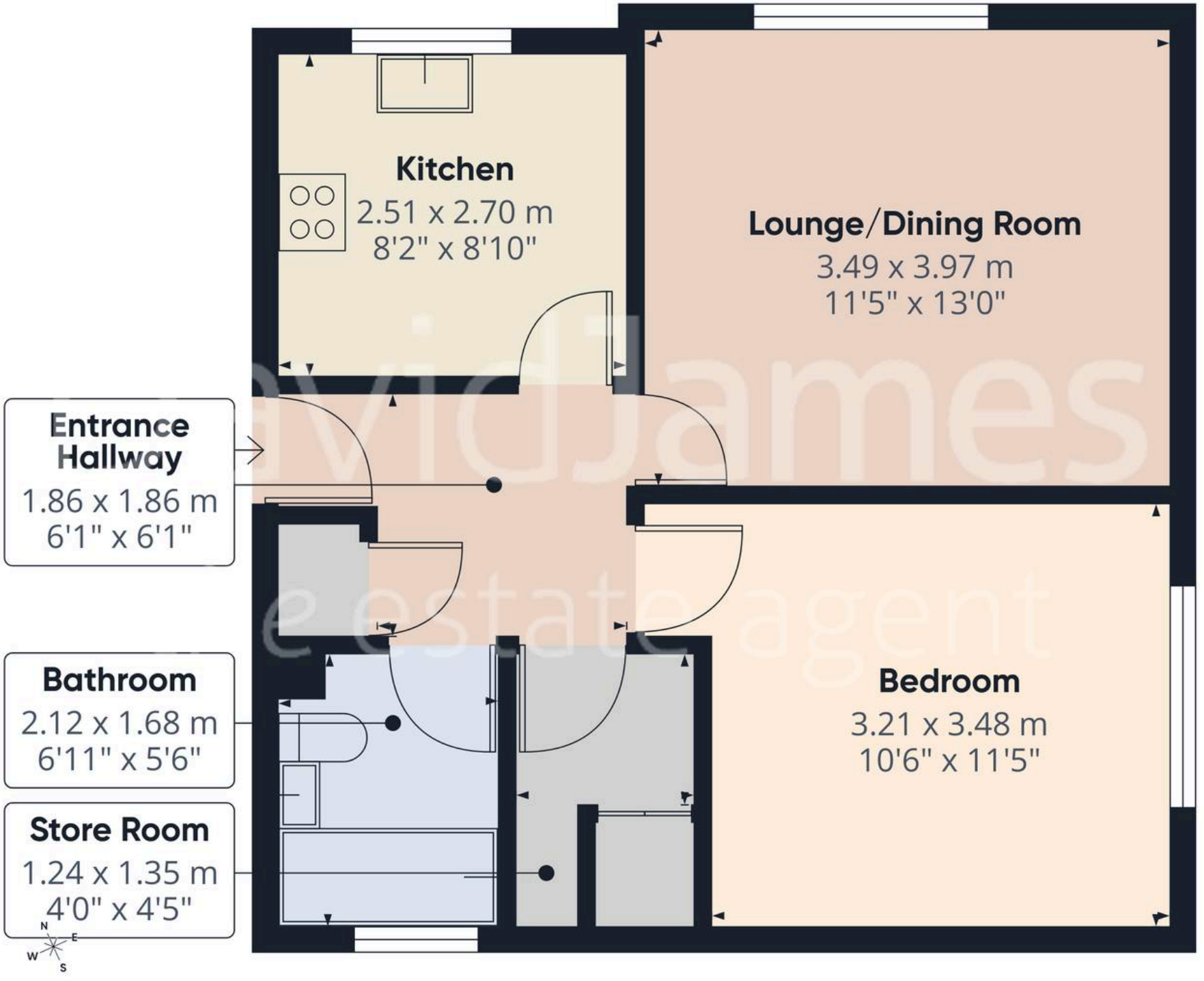





Fire exit







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Approximate total area(1)

43.4 m²

468 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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