



Eltham Road, Nottingham, NG2 5JX

Guide Price £350,000



**** GUIDE PRICE £350,000 - £375,000****

Just a stone's throw from the vibrant Central Avenue in West Bridgford, this three-bedroom semi-detached property offers an inviting blend of character and comfortable modern living. Stepping through an airy porch featuring charming stained-glass detail, you enter into a welcoming hallway. To the left is a cosy, atmospheric living room centred around an attractive fireplace and enhanced by a walk-in bay window that draws in plenty of natural light.

Ahead, the kitchen is generously sized, providing excellent worktop space, smart cabinetry and integrated appliances including an oven, grill, microwave and gas hob. There is more than enough room for a dining area, and further French doors open out onto an east-facing garden. The outdoor space is notably generous, featuring a paved patio, a beautifully maintained lawn and additional slabbing at the far end.

- Three Bedroom Semi-Detached
- Inviting Living Room
- Generous Plot
- Off-Road Parking
- EPC Rating - D
- Close Proximity to West Bridgford Central Avenue
- Ample Size Kitchen
- Sleek Contemporary Bathroom
- Freehold
- Council Tax Band - C

