10 Patrick Road

West Bridgford | NG2 7JY | Price £395,000

ROYSTON & LUND

- Bay Fronted Semi-Detached Home
- Three Double Bedrooms + Study
- South Facing Garden
- Central Location
- EPC Rating D - Freehold
- Three Reception Rooms
- Kitchen + Utility
- In Need Of Full Modernization
- Garage and additional off road parking at the rear/side
- Council Tax Band D

Royston and Lund are delighted to bring to the market this three bedroom bay fronted home in Central West Bridgford. The property offers a buyer potential to add value and develop exactly the way they wish. The location lends itself to a convenient connection to M1/East Midlands Airport and frequent buses to Nottingham.

Patrick Road is in the catchment for West Bridgford Junior School and The West Bridgford Secondary, both rated as outstanding by Ofsted. Situated very close to Bridgford Park and Central Avenue with M&S Simply Food, independent butcher, baker, grocer as well as bars, restaurants and pavement cafes. There is a fortnightly Farmers' Market and close by is the National Water Sports Centre Country Park and River Trent.

Entering into the hallway there is access to all three reception rooms and stairs to the first floor. The lounge features an original ceiling rose and a bay window, while there is access through to the kitchen from the breakfast room. Off the kitchen there is a utility room, downstairs WC and a shower room. To the first floor there are three double bedrooms, a study and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front of the property there is a walled garden and garage with a further parking spaces down the side. At the rear of the property there is a south facing garden with a patio area, mature shrubs and a well tended vegetable patch.

Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

The Property Ombudsman

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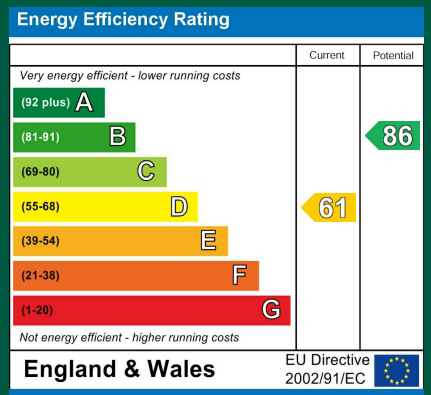
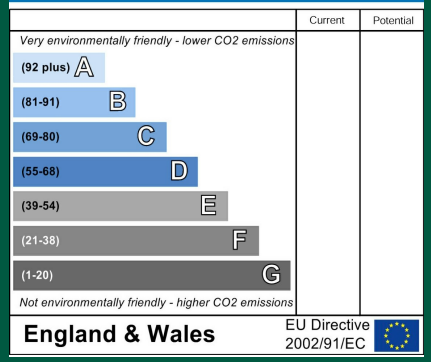
EPC





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