



**Edward Road
West Bridgford
Nottingham
NG2 5GB**

Offers in Excess of £560,000

bettermove

Edward Road Nottingham

Bettermove are delighted to welcome to the market this charming four bedroom semi-detached house in West Bridgford.

The property benefits from a spacious interior across four floors with a cellar providing useful storage. The council tax band is D.

The ground floor comprises a bay-fronted dining room to the front, fitted kitchen, separate utility room and lounge. There are three bedrooms and the family bathroom on the first floor while the second floor contains a further bedroom. The exterior boasts an enclosed rear garden with lawn and patio areas, perfect for enjoying the summer months.

Situated in the sought after area of West Bridgford, the property is close to a wide range of amenities including supermarkets, shops, restaurants and bars. Excellent transport links can be found from the A52, A6011, the M1 and Nottingham rail and tram station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

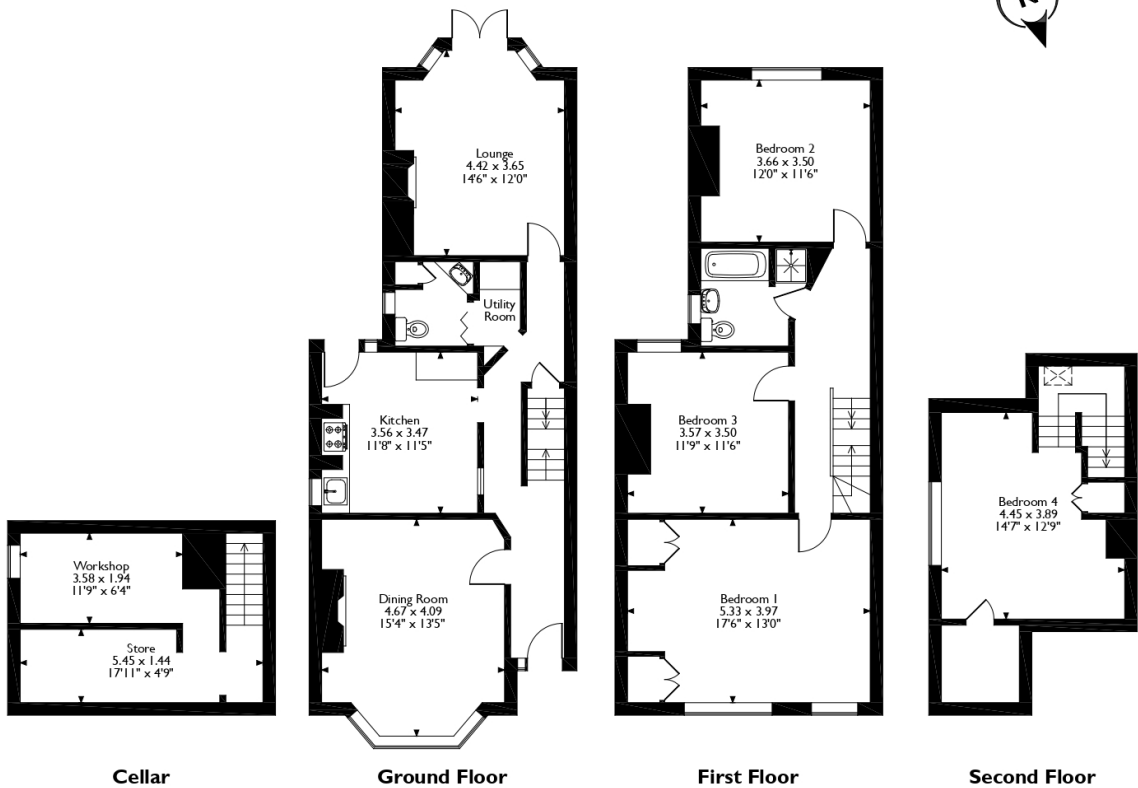
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



124 Edward Road West Bridgford, Nottingham
Approximate Gross Internal Area
165 Sq M/1777 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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