



West Avenue  
West Bridgford, Nottingham NG2 7NL

**£265,000 Freehold**

TUCKED AWAY IN A QUIET BACKWATER  
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SURPRISINGLY SPACIOUS TWO DOUBLE  
BEDROOM SEMI DETACHED HOUSE.





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This property is the left hand of an individually designed and built pair of semi detached houses tucked away and accessed from a private shared driveway off West Avenue, an attractive tree lined street of period houses within the heart of West Bridgford. Conveniently situated within easy reach of the vibrant town centre of West Bridgford which offers a great variety of shops including Marks & Spencer Simply Food, independent retailers and an array of bistros, bars and restaurants with great public transport links to Nottingham city centre.

This relatively modern property benefits from gas central heating served from a combi boiler and double glazed windows throughout and offers surprisingly spacious accommodation with an open plan feel to the ground floor with a living/dining kitchen and there is also a useful cloaks/w.c. To the first floor there are two generous bedrooms, one which could equally be used as a second sitting room and the bathroom is also located on this level.

There is a large integral single garage, an open plan block paved courtyard shared with its neighbour, the property also has a small gravelled side garden area.

The property is offered for sale with no chain and immediate vacant possession and offers a contemporary and sizeable space for first time buyers, buy to let investors and possibly downsizers looking for an up and leave.



### Entrance Hall

Double glazed front entrance door, radiator, stairs to the first floor.

### Cloaks/w.c.

Incorporating a two piece suite comprising wash hand basin and low flush w.c. Heated towel rail.

### Open Plan Lounge/Dining Kitchen

18'9" to 9'6" x 11'8" to 18'8" approx (5.73m to 2.92m x 3.57m to 5.71m approx)

The kitchen area comprises of a fitted range of wall, base and drawer units with work surfaces and inset 1 ½ bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Wall mounted Baxi combination boiler (for central heating and hot water). Double glazed window to the rear and open to the living space with a double glazed window to the front.

### First Floor Landing

Radiator, double glazed window.

### Bedroom 1

18'9" x 11'8" approx (5.74m x 3.57m approx)

A large space which could easily be used as a second sitting or living room. Radiator, double glazed window and two double glazed Velux roof windows.

### Bedroom 2

15'11" x 8'7" to 7'1" approx (4.86m x 2.62m to 2.18m approx)

Radiator, double glazed window.

### Bathroom

8'1" x 5'8" approx (2.48m x 1.73m approx)

Three piece suite comprising wash hand basin, low flush w.c. and bath with shower over, heated towel rail, Velux double glazed roof window.

### Outside

The property is accessed from a private driveway with full access rights over leading to an open courtyard finished in block paving and there is a small garden area to the left hand side of the property which is finished in gravel and broken slate bed.

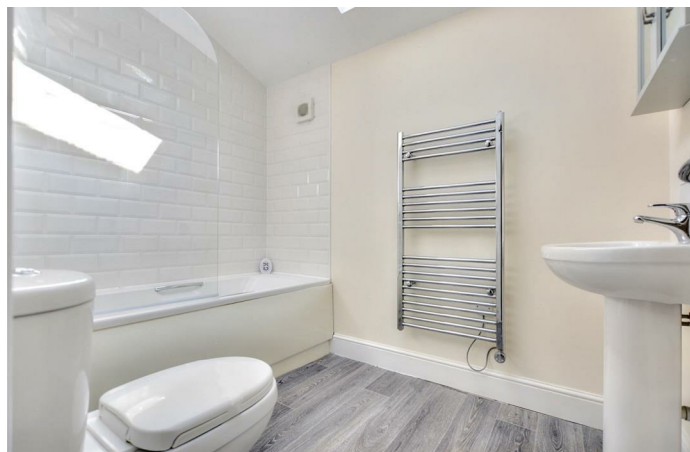
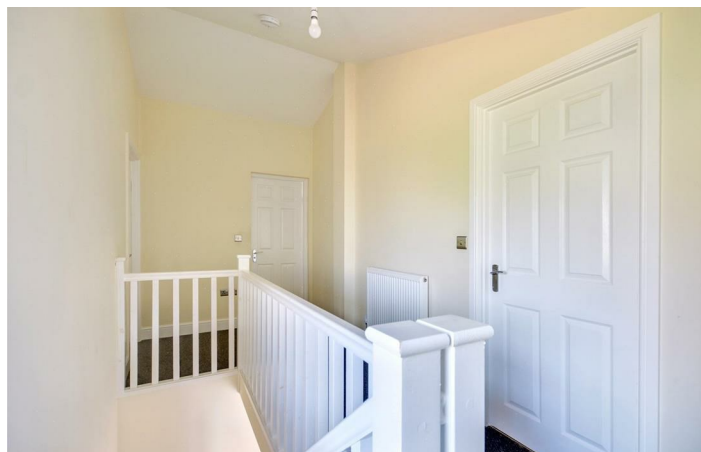
### Garage

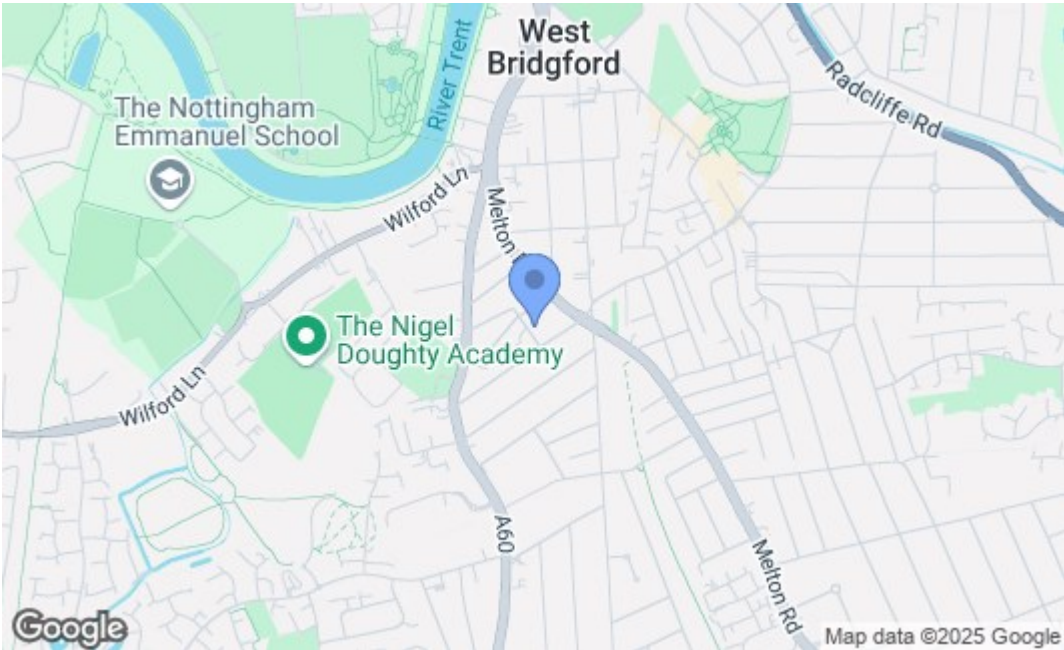
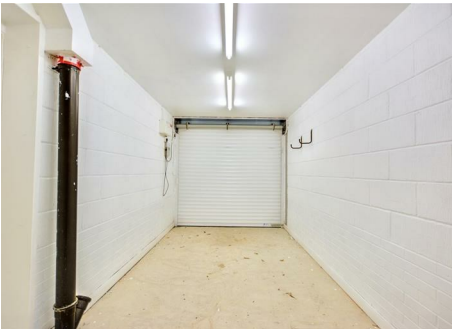
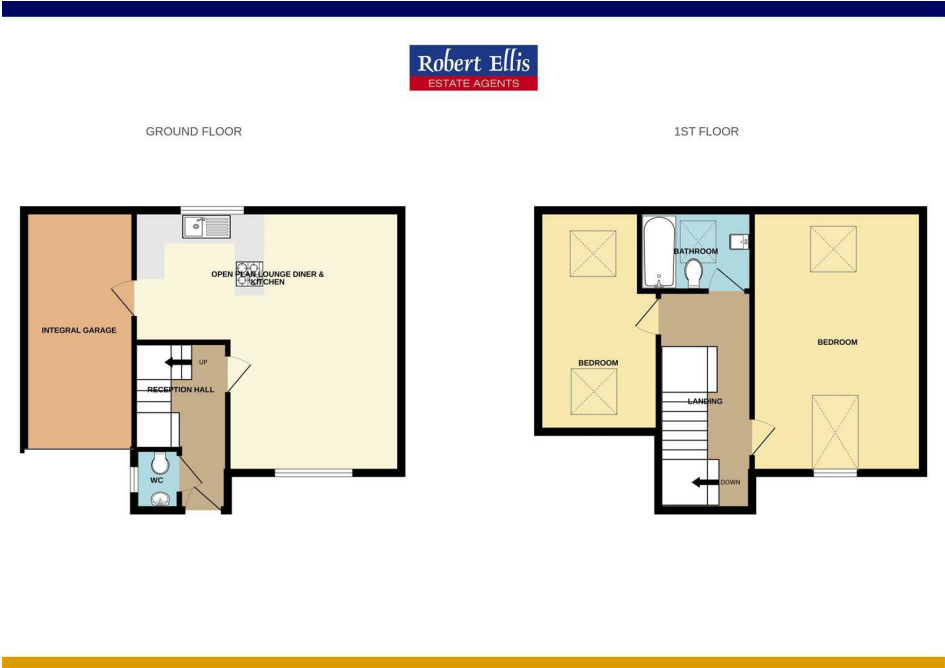
17'1" x 7'10" approx (5.22m x 2.4m approx)

Electric roller door to the front, light and power, plumbing and space for a washing machine, internal door giving access to the kitchen.

### IMAGES

The property is vacant, the furniture shown in the living room and bedrooms are CGI to give an impression of how the room could look.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.