

**Rex Gooding**



**148 Edward Road, West Bridgford, NG2 5GF**

**Guide Price: £649,000**

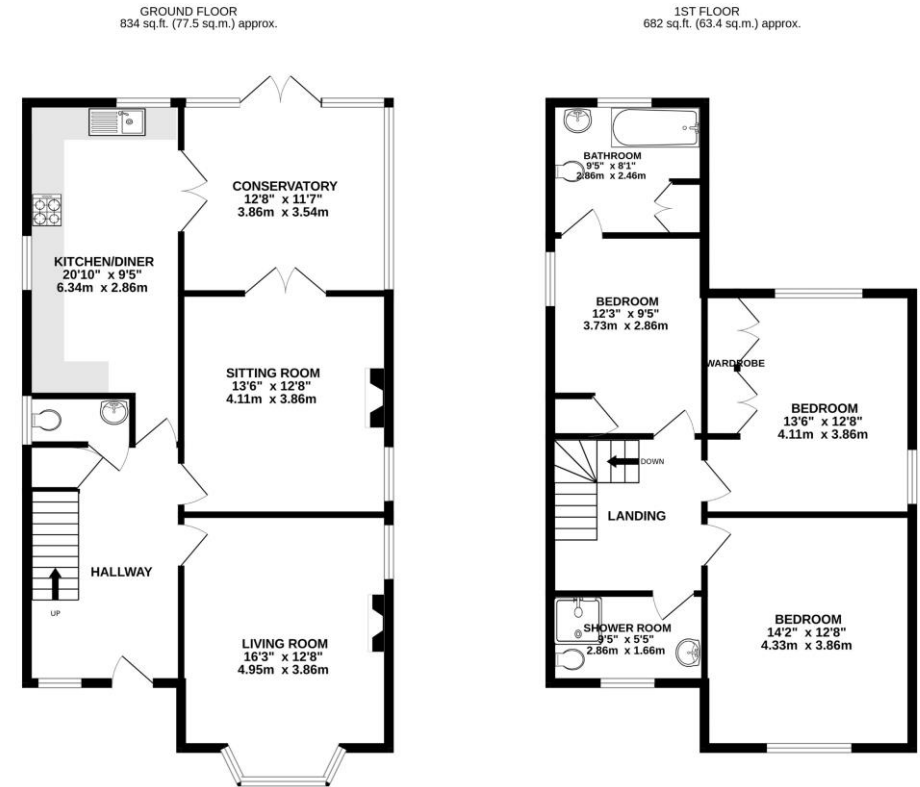


# 148 Edward Road, West Bridgford, NG2 5GF

A substantial detached period home with a large rear garden that backs onto Bridgford Park and is only a few minutes walk from Central Avenue. The property enjoys generous proportioned rooms and high ceilings with the footprint of a four bed and offers huge potential to extend subject to planning. An impressive sized entrance hall leads to three reception rooms and a breakfast kitchen. There is a downstairs wc. Upstairs there are three bedrooms, one with en-suite and a shower room. Driveway parking for two cars. No upward chain.

## Accommodation & Amenities

- Substantial Detached Period Home
- Backing onto Bridgford Park
- A Few Minutes' Walk to Central Avenue
- Driveway Parking for Two Cars
- Well Proportioned Rooms with High Ceilings
- Huge Potential to Extend Subject to Planning
- Large Rear Garden Adjoining Bridgford Park
- Gas Central Heating & Double Glazing
- No Upward Chain



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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