

Rex Gooding



71 Ella Road, West Bridgford, NG2 5GZ

Guide Price: £495,000

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This characterful period home occupies a wonderful corner plot on this popular road and is only a few minutes' walk to Bridgford Park and Central Avenue. The property has bay windows to the front and side and a gated driveway to the rear, accessed off Trevelyan Road. The property retains many original period features to include sash windows, fireplace, ceiling coving and wooden floors. In brief the accommodation consists of entrance hall with original polished wood flooring leading to bay fronted living room, dining room also with original wood flooring, coving, picture rails and a bay window. The kitchen diner is a good size with brick feature fireplace and side door to garden. Upstairs there are three bedrooms, bathroom with toilet and a separate WC. There are charming gardens to the front, side and rear and two useful brick outbuildings. There is also a gated driveway big enough for 2 cars and ideal for EV change points in the future. The property requires some general updating and modernisation with some particular attention needed to the roof on the rear section. It is likely that a purchaser will want to convert the loft to create an extra bedroom and bathroom and the property has been priced to take into account the level of work required.

Accommodation & Amenities

- Fabulous Corner Plot
- Short Walk to Central Avenue
- Gated Driveway Parking
- Two Reception Rooms with Bay Windows
- Large Kitchen Diner
- Three Double Bedrooms & Bathroom
- South West Facing Rear Garden
- Magnificent Rhubarb Plants
- Huge Potential to Extend to the Ground Floor & Loft (STP)
- Retaining Many Original Period Features
- Original Sash Windows (Refurbished 10 Yrs. Ago)
- Requires Updating & Modernisation (Roof Needs Attention)











