

**Rex Gooding**



**24 Canberra Crescent, West Bridgford, NG2 7FL**      **Guide Price: £350,000**



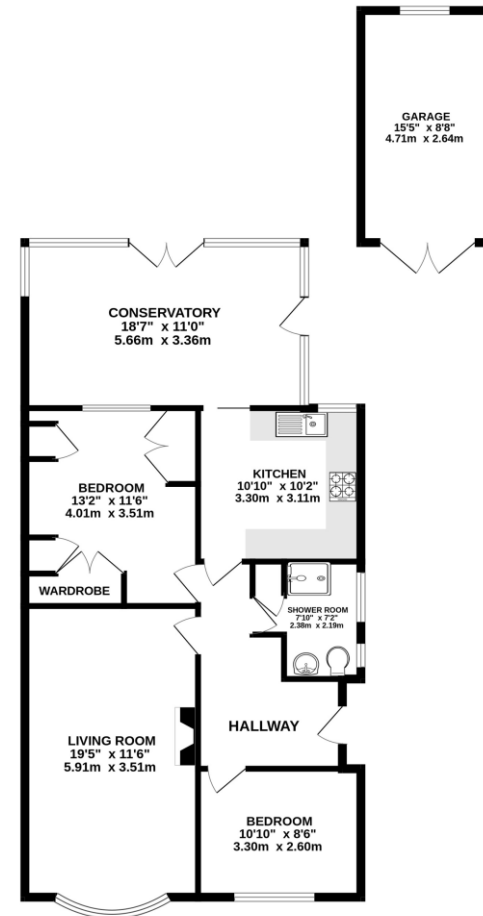
## 24 Canberra Crescent, West Bridgford, NG2 7FL

A well-presented two bedroom detached bungalow in popular West Bridgford with a lovely established private rear garden. The accommodation consists of entrance hall, living room, modern kitchen, large conservatory, two bedrooms and a modern shower room. Driveway parking to the front and side and a detached garage. The rear garden is a good size but laid out to be relatively low maintenance. The patio is particularly private and enjoys lovely views of the garden. This property is situated in one of Nottingham's most sought after residential locations within easy reach to Central Avenue and the centre of West Bridgford, host to a range of excellent facilities and amenities together with the City Centre and Universities. There is also good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Ofsted rated infant, primary and secondary schools including The West Bridgford School.

### Accommodation & Amenities

- Well Presented Detached Two Bedroom Bungalow
- Established Rear Garden with Lovely Open Aspect
- Popular Quiet West Bridgford Location
- Modern Kitchen & Shower Room
- Large Conservatory Enjoying Views Across the Rear Garden
- Driveway Parking & Detached Garage
- Gas Central Heating & Double Glazing
- No Upward Chain

GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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. This 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.  
Made with MetroPix ©2024























