



*Rex* Gooding

**12 Stanhome Square, West Bridgford, NG2 7GF**

**Guide Price: £345,000**

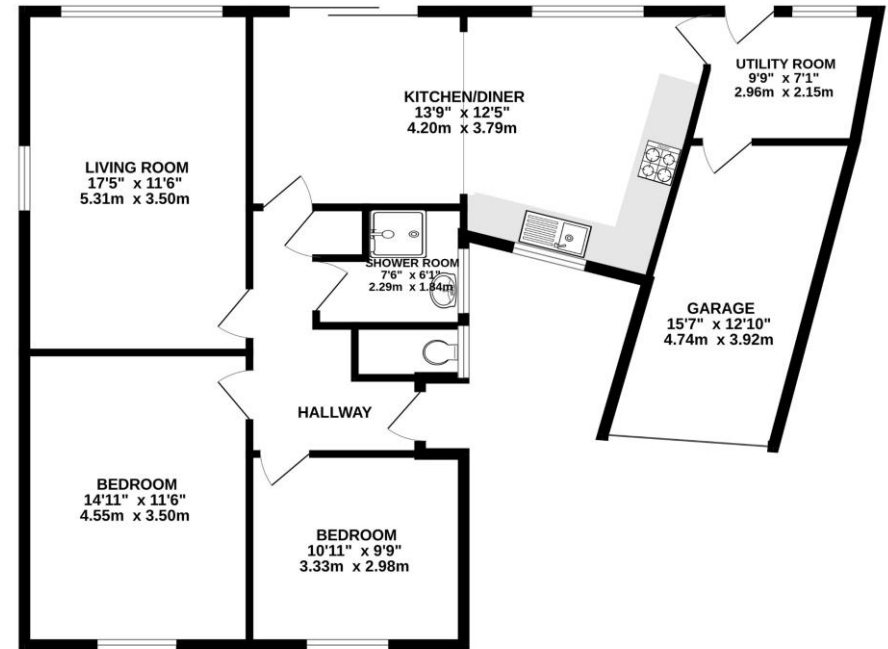
## 12 Stanhome Square, West Bridgford, NG2 7GF

Located in popular West Bridgford is a this detached bungalow that occupies an elevated position with far reaching views across the City of Nottingham. The property occupies a corner plot on this quiet square and has been extended to side and rear to adjoin the garage. The rear garden is large and the property offers huge potential to further extend, subject to planning, to create a first class home. To the front of the property is a front garden, driveway and a garage. In brief the accommodation consists of entrance hall, large main bedroom, bedroom two, living room with large window enjoying far reaching elevated views, extended kitchen diner, utility room and integral access to the garage. Gas central heating and double glazing. No upward chain.

### Accommodation & Amenities

- Far Reaching Elevated Views across Nottingham
- Large Corner Plot Offering Huge Development Potential
- Extended to the Side & Rear to Create Kitchen Diner & Utility
- Driveway Parking & Integral Garage
- Large Rear Garden
- Quiet West Bridgford Location
- Gas Central Heating & Double Glazing
- No Upward Chain

GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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.  
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