

Rex Gooding



46 Seymour Road, West Bridgford, NG2 5EF

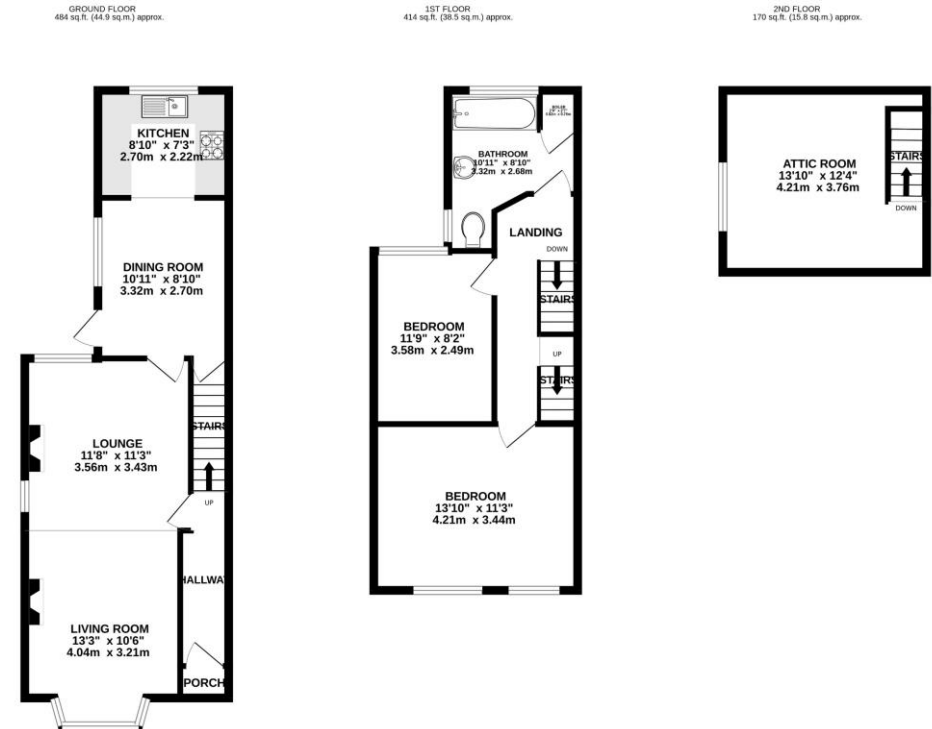
Guide Price: £399,950

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Imperial Villas was built in 1902 and is a simply stunning semi-detached family home that boasts lovely period features and a 90 foot West facing rear garden. Laid over three floors with an impressive 26ft double reception room and kitchen diner to the ground floor, two double bedrooms & spacious family bathroom to the first floor and to the top floor is an attic room that we believe was built as a bedroom at the time with original staircase and side window. However this bedroom is open to the staircase so would benefit from a stud wall being erected if to be used as a bedroom. Gas central heating and double glazing. Cellar with power. Excellent school catchment in popular Lady Bay.

Accommodation & Amenities

- An Immaculately Presented Three Storey Period Home
- Popular West Bridgford Location
- Beautiful Period Features Throughout
- Two Reception Rooms & Kitchen Diner
- 90 Ft. Westerly Facing Rear Garden
- Two Bedrooms & Attic Room/3rd Bed
- Cellars with Power & Lighting. New Roof 2020
- Highly Sought After West Bridgford Location
- Within School Ctachment for Lady Bay Primary & Rushcliffe Spencer Academy



TOTAL FLOOR AREA : 1068 sq ft. (99.2 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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