Rex Gooding

30 Rushworth Avenue, West Bridgford, NG2 7LF Guide Price: £425,000

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Permit holders A only Mon-Sat 8 am 6 pm

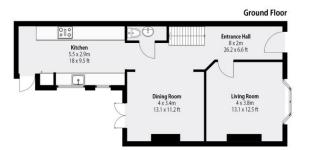
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30 Rushworth Avenue, West Bridgford, NG2 7LF

A four-bedroom bay fronted Victorian semi-detached home with impressive entrance hall, landing and well-proportioned rooms with high ceilings. Located just off Musters Road, close to Trent Bridge Cricket Ground the property also benefits from off street parking to the side and an enclosed South facing rear garden. The accommodation consists of entrance hall, bay fronted living room, dining room with French doors onto the rear garden and is semi-open plan to the hallway and kitchen having had the wall removed. Separate modern kitchen with side door access to the garden. Downstairs WC. To the first floor off a generous landing are four bedrooms and a newly fitted modern bathroom. South facing rear garden. Gas central heating (new boiler fitted Dec. 2022) & double glazing.

Accommodation & Amenities

- Bay Fronted Semi-Detached Period Home
- Deceptively Spacious with High Ceilings
- Off Street Parking Space
- Two Reception Rooms & Separate Kitchen
- Four Bedrooms, New Bathroom & Downstairs WC
- Great Location Close to Trent Bridge Cricket Ground
- South Facing Rear Garden
- Gas Central Heating (New Boiler Dec. 22) & Double Glazing
- West Bridgford Infant, Junior & The West Bridgford School Catchment
- Council Tax Band C







Main House Area: 121.7m² [1310 Sq Ft. Whist every attempt has been made to onscene the accursy of the fooghest, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mini-statement. This pipes in is for illustrue purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this flooghest are NOT T0 SCALE.





