

Rex Gooding



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

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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.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.









