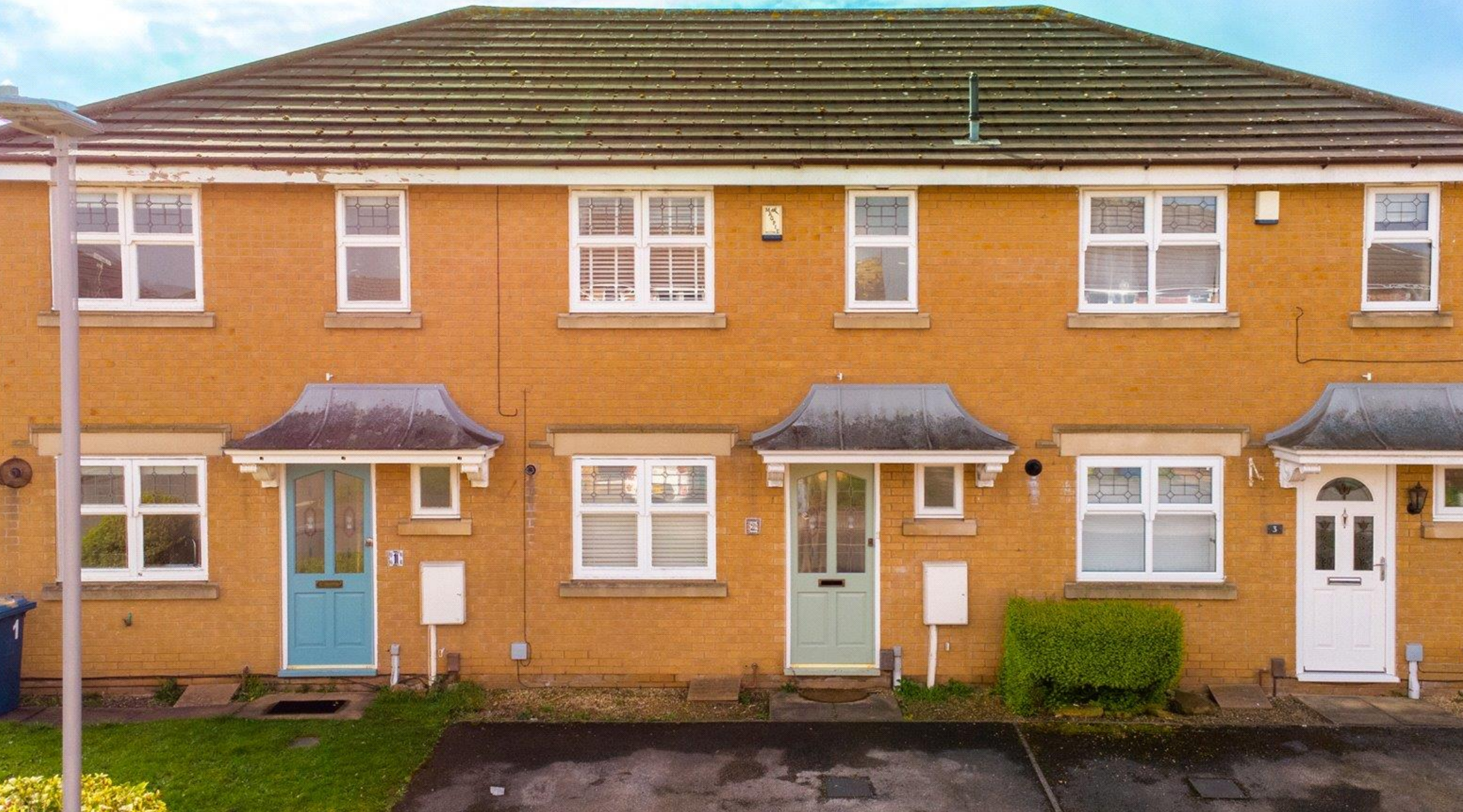


**Rex Gooding**



**2 Oxendale Close, West Bridgford, NG2 6SJ**

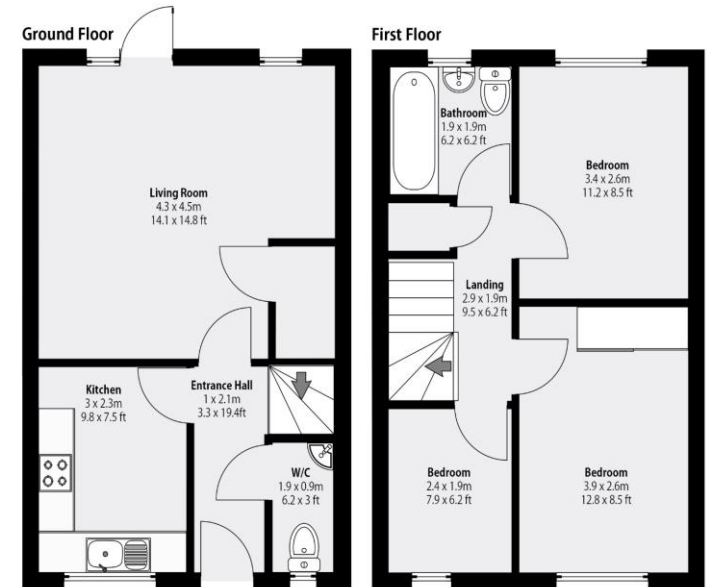
**Guide Price: £275,000**

## 2 Oxendale Close, West Bridgford, NG2 6SJ

A three-bedroom townhouse in popular Gamston with driveway parking and a rear garden. The accommodation consists of entrance hall, downstairs WC, kitchen, lounge diner with French doors onto a rear garden. Upstairs there are three bedrooms and a bathroom. Gas central heating and double glazing. West Bridgford is the most sought-after location in Nottingham, with a whole host of first class amenities including all grades of schooling, leisure facilities, parks, shops, bars and cafes. This property is within catchment for the Pierrepont Gamston Primary school which feeds into Rushcliffe School. No upward chain.

### Accommodation & Amenities

- Three Bedroom Townhouse
- Driveway Parking
- Large Rear Garden
- Downstairs WC
- Modern Kitchen
- Lounge Diner with French Doors onto Patio
- Excellent Local School Catchment
- Gas Central Heating
- No Upward Chain



Main House Area: 237.7m<sup>2</sup> | 2559 Sq Ft.  
Main House + Cellar & Garages: 77.2m<sup>2</sup> | 831 Sq Ft.  
Total Combined Area: 314.9m<sup>2</sup> | 3390 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**.

