



# 13 Tewkesbury Close, West Bridgford, NG2 5NH

Enjoying a central West Bridgford location and with a lovely open aspect across school playing fields to the rear is this three bedroom semi-detached home with driveway parking to the side for two cars. The accommodation consists of entrance hall, downstairs wc, living room, kitchen diner with patio doors onto a lovely private rear garden. Upstairs there are two double bedrooms both with fitted wardrobes, smaller third bedroom and newly re-fitted shower room. The property is ideal for first time buyers and those looking to downsize with gas central and double glazing. Excellent local school catchment. Short walk to West Bridgford's Central Avenue.

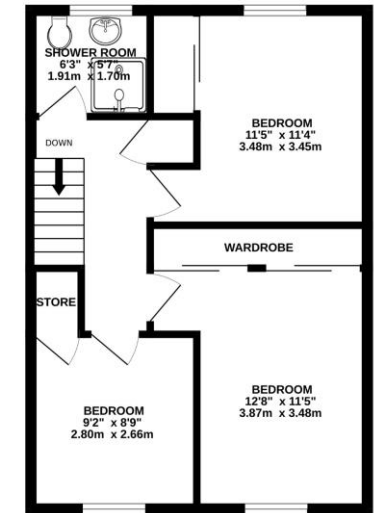
## Accommodation & Amenities

- Three Bedroom Semi-Detached Home
- Driveway Parking to the Side for Two Cars
- Lovely Open Aspect to the Rear Across School Playing Fields
- Separate Living Room & Kitchen Diner
- Three Bedrooms & New Shower Room
- Downstairs WC
- Lovely Private Rear Garden
- Gas Central Heating & Double Glazing
- Within Catchment for Abbey Road Primary School
- St Edmund Campion Catholic Voluntary Academy & Rushcliffe Spencer Academy

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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