

Rex Gooding



51 Pierrepont Road, West Bridgford, NG2 5DX

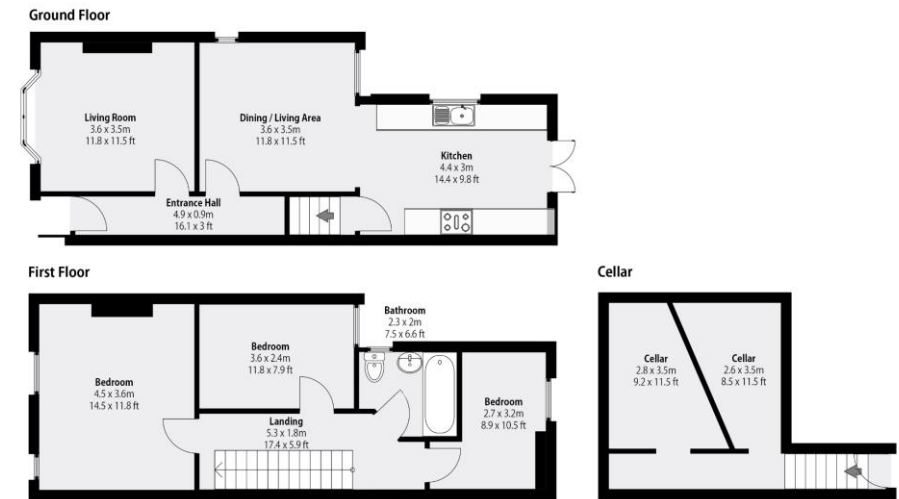
Guide Price: £425,000

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Guide Price £425,000 - £440,000. A bay fronted Victorian period family home in sought after Lady Bay with a large rear garden and offered for sale with no upward chain. In brief the accommodation consists of entrance hall, bay fronted living room with feature fireplace, dining room with window to garden and side window and a fireplace. The room has been opened to the kitchen to create a kitchen diner and there are French doors off the kitchen onto a large patio area. To the first floor are three bedrooms and a bathroom. The loft space offers huge potential to convert to create a fourth bedroom with en-suite (subject to planning) and there is space on the landing for a staircase to the loft. Gas central heating and double glazing. Lady Bay Primary and Rushcliffe Spencer Academy catchment. No chain.

Accommodation & Amenities

- Bay Fronted Victorian Period Home
- Living Room, Dining Room Semi-Open Plan to Kitchen
- Three Bedrooms to the First Floor
- Potential to Create Fourth Bed in Loft STP
- Gas Central Heating & Double Glazing
- Large East Facing Rear Garden
- Excellent Local School Catchment
- No Upward Chain



Main House Area: 93.3m² | 1004.3 Sq Ft.
Total Combined Area: 113.2m² | 1218.5 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.









