

**Rex Gooding**



**16 Rosebery Avenue, West Bridgford, NG2 5FQ**

Guide Price: £290,000

A substantial semi-detached period house that offers two reception rooms and four double bedrooms and is located in a convenient position close to local shops, schools, and transport links.

Set in the heart of West Bridgford, this home offers space and practicality across three well-arranged floors. The ground level features two separate reception rooms – a living room at the front with a bay window and a dining room at the rear, both offering good proportions and a comfortable layout for everyday use. The kitchen sits beyond, fitted with a range of units and with direct access out to the garden.

Upstairs, the first floor provides two bedrooms, each a generous size, along with a family bathroom fitted with a three-piece suite. The top floor adds two further bedrooms, ideal for family living, guests, or a home office setup. The layout allows for flexibility in how the space is used, with each room benefiting from natural light and straightforward finishes.

Outside, there is a garden to the rear providing a pleasant outdoor area that can be shaped to suit different needs, from low-maintenance use to a more developed seating or planting space. Parking is available on the street for residents, typical of this popular part of West Bridgford.

The location is a strong feature of the property, within easy reach of Central Avenue's mix of cafés, shops, and local amenities. There are well-regarded schools nearby, and excellent transport connections into Nottingham city centre and surrounding areas. This property offers the chance to be part of a well-established community while benefiting from the convenience of local services and green spaces close at hand. No chain.

### **Accommodation & Amenities**

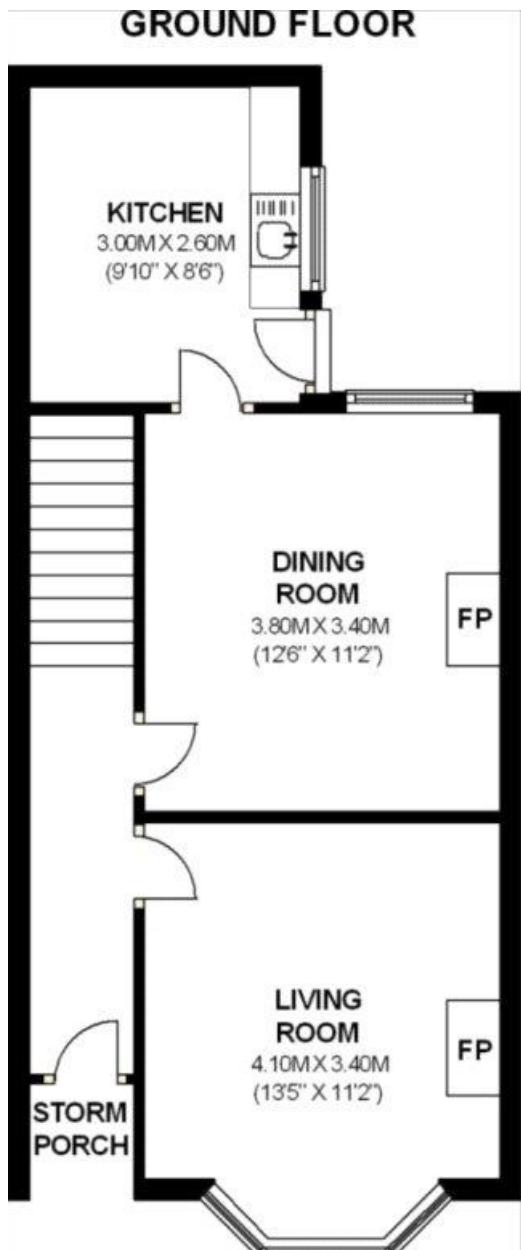
- Four double bedroom semi-detached period house set across three floors
- Sought-after West Bridgford location
- Four bedrooms and one family bathroom
- Two separate reception rooms
- Fitted kitchen with access to the rear garden
- Good-sized garden offering scope for outdoor space
- Residential on-street parking
- Close to Central Avenue amenities, cafés, and shops
- Within reach of well-regarded local schools
- Convenient transport links into Nottingham city centre
- No chain



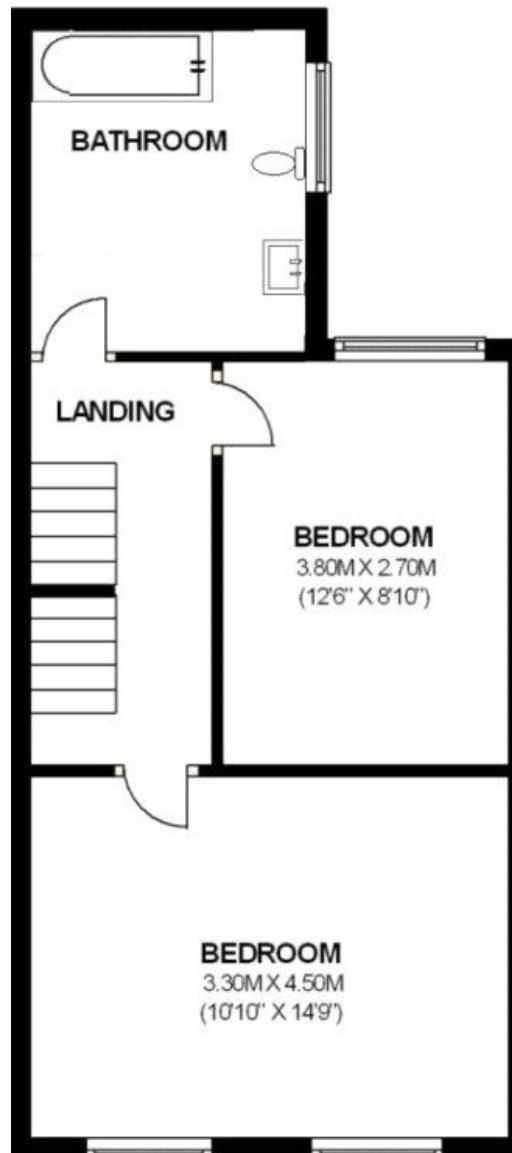




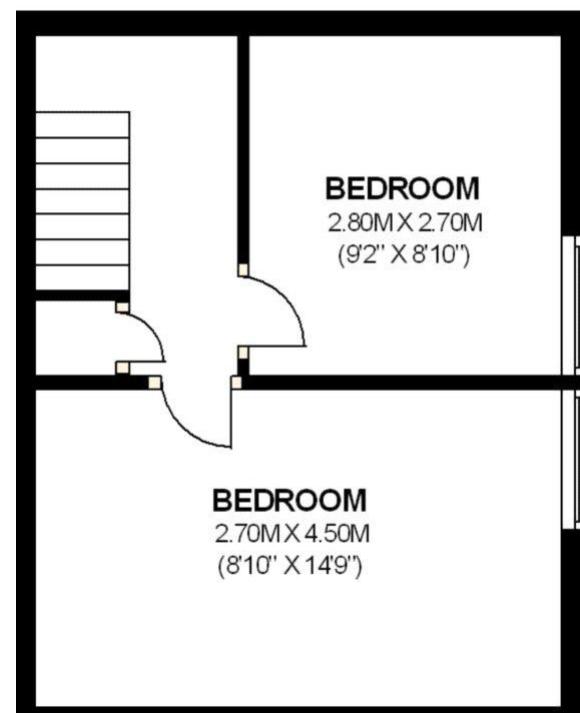
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		