

*Rex* Gooding



**9 Northwold Avenue, West Bridgford, NG2 7LQ**

**Guide Price: £249,950**

## 9 Northwold Avenue, West Bridgford, NG2 7LQ

A beautifully presented two bedroom townhouse occupying a fabulous corner plot at the entrance to this well positioned development in ever-popular West Bridgford. An impressive and well-established front garden sets the tone on arrival, leading to an entrance porch that opens into a welcoming living room, with the kitchen diner beyond and a door out to the enclosed, south facing private rear garden – a lovely sunny spot for relaxing or entertaining. Upstairs there are two good sized double bedrooms and a modern family bathroom.

Further benefits include a garage in an adjacent block, gas central heating with a recently installed new boiler, and double glazing throughout. An ideal home for first time buyers, downsizers or investors alike, in a location within easy reach of the Central Avenue shops, cafés and excellent local schools.

### Accommodation & Amenities

- Beautifully presented two bedroom townhouse on a fabulous corner plot.
- Impressive, established front garden and enclosed south facing rear garden.
- Living room and kitchen diner with door onto the garden.
- Two double bedrooms and a modern family bathroom.
- Garage in an adjacent block.
- Gas central heating with recently installed new boiler, plus double glazing.

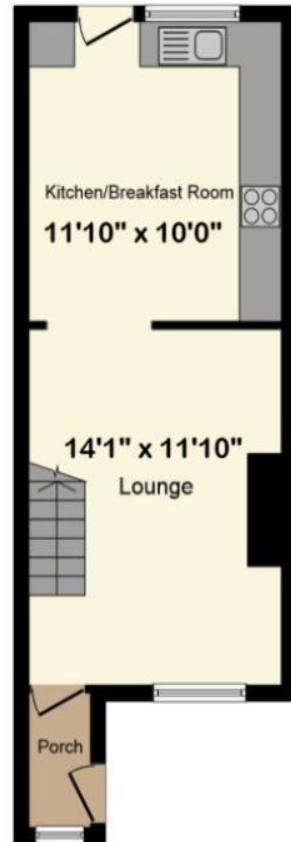








| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 76 C      |
| 55-68 | <b>D</b>      | 64 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



**Ground Floor**



**First Floor**

Total floor area 60.1 sq. m. (647.3 sq. ft.) approx