



Rex Gooding

2 West Avenue, West Bridgford, NG2 7NL

Guide Price: £400,000

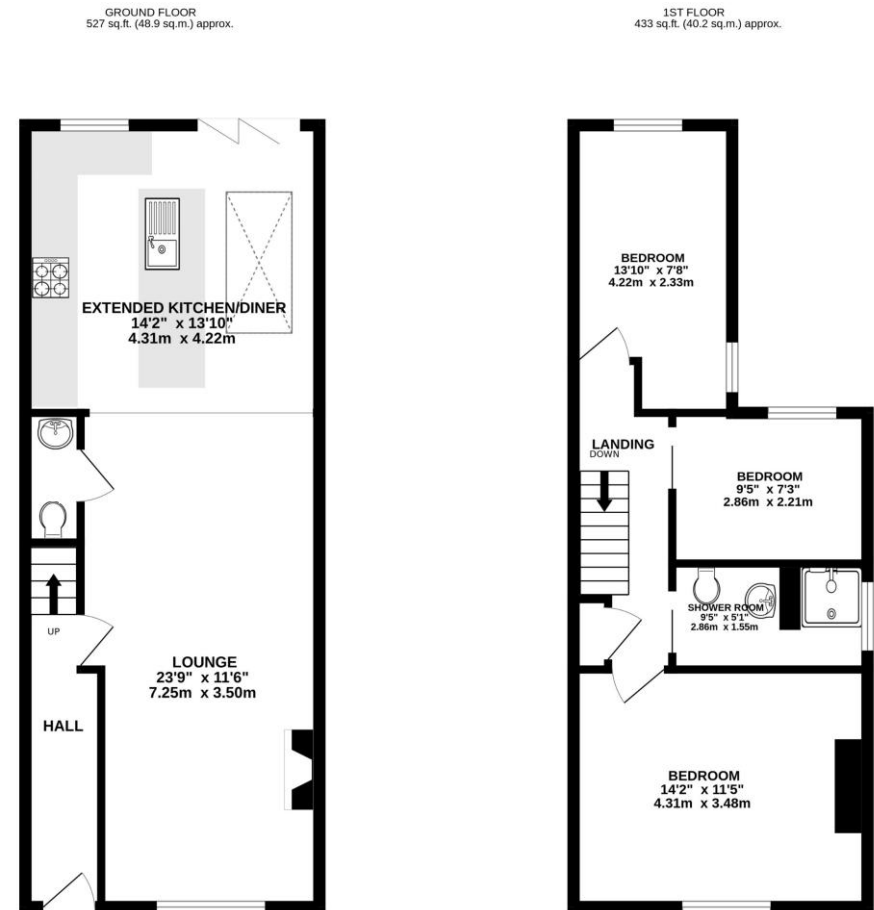
2 West Avenue, West Bridgford, NG2 7NL

Guide Price Range £400,000 - £425,000

Nestled on a quiet, established road in the heart of West Bridgford, this property presents a beautifully proportioned three-bedroom end of terrace home that blends everyday practicality with genuine kerb appeal. Recent improvements including a new roof, fresh pointing and insulation offer reassurance for buyers seeking a well-maintained home.

Step through the entrance hall and you're welcomed by a real sense of flow, the sort of layout that makes family life effortless. Off the hall, a generous lounge offers a wonderfully sociable space, flooded with natural light and centred around a charming wood burner that brings warmth and character on cooler evenings, easily accommodating both relaxed evenings and entertaining guests. Continue through and the space opens into an impressively extended kitchen/diner, a true hub for modern living, thoughtfully fitted and large enough to accommodate a full dining suite alongside everyday cooking essentials. Glazed doors draw the eye toward the delightful rear garden; a private, enclosed haven perfect for morning coffee, weekend barbecues, or simply watching children play. A ground floor cloakroom completes this level, adding valuable convenience for busy households and visiting guests alike.

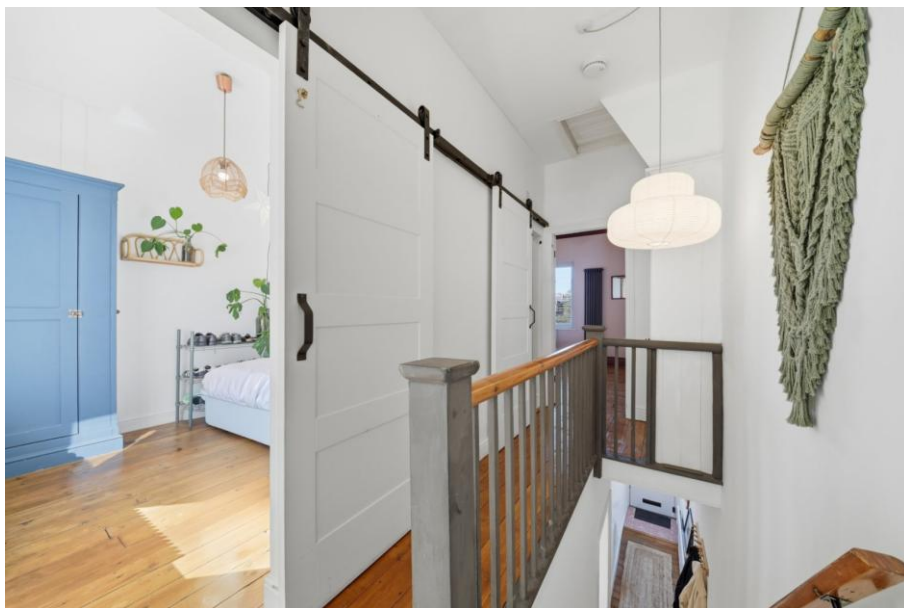
Upstairs, the landing leads to three individual bedrooms, each with its own distinct character. The principal bedroom is a comfortable double, easily accommodating freestanding furniture while retaining a peaceful, restful atmosphere. A second double bedroom offers flexible use, ideal as a guest room, home office, or nursery, while the third, a bright and adaptable space, would suit a single occupant or growing child with ease. Servicing this floor is a smartly finished shower room fitted with



TOTAL FLOOR AREA : 960 sq.ft. (89.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

