



**Eltham Road, West Bridgford, NG2 5JU**

**Guide Price £350,000**

**Semi-Detached House, 3 Bedrooms**

A three-bedroom bay fronted semi-detached home in popular West Bridgford benefitting from a large South facing rear garden, driveway parking and a garage. The accommodation consists of porch, entrance hall, living room, kitchen diner and conservatory to the ground floor. Upstairs there are three bedrooms and bathroom. The property has gas central heating and double glazing and is offered for sale with no upward chain. Within catchment for the Abbey Road Primary School and Rushcliffe Spencer Academy.



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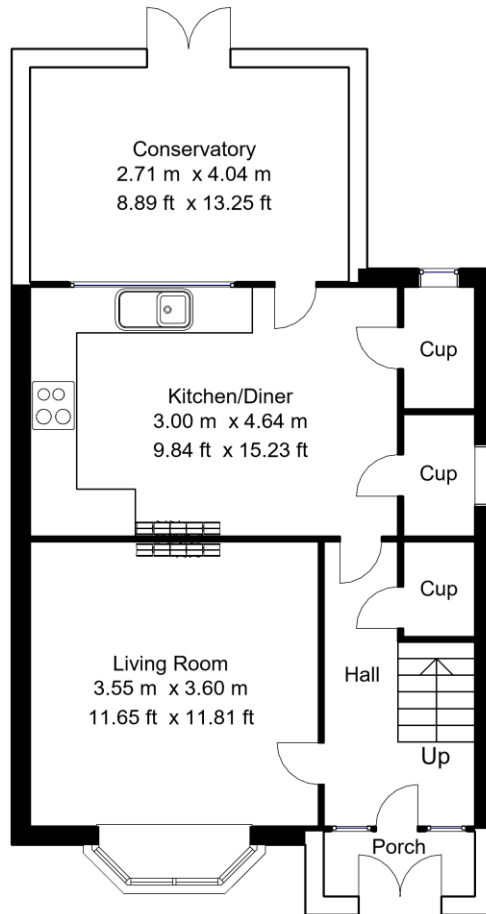
### Key features:

- Popular West Bridgford Location
- Large South Facing Rear Garden
- Driveway Parking & Garage
- Kitchen Diner, Conservatory and Living Room
- Three Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Excellent School Catchment
- No Upward Chain

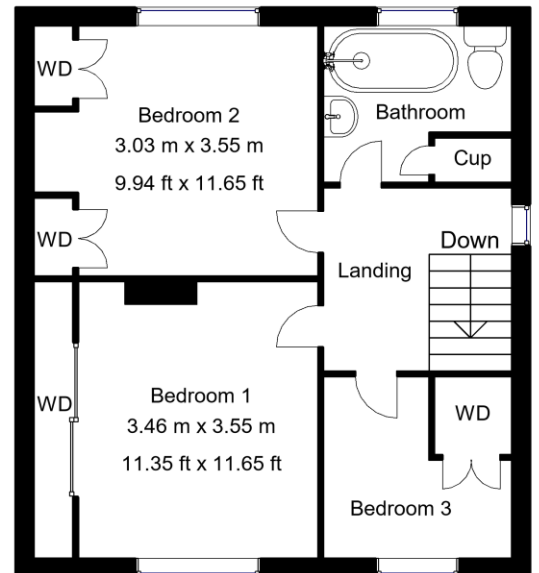
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Ground Floor  
53 sq.m/569.48 sq.ft  
Approx.



First Floor  
42 sq.m/452.94 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior measurements are based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on as a basis of valuation.

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

### IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.