



Tristram's
Sales and Lettings



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15 Wordsworth Road
West Bridgford, Nottingham, NG2 7AN

- STUDENTS
- £300 Deposit Each
- £140 Per Person Per Week
- West Bridgford Location

£560 pw
EPC Rating '45'



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Property Description

LOCAL KNOWLEDGE

~ Students ~ £130 pppw ~ Bills Inclusive Option Available Through Uni Homes ~ Available XX ~ 4 Bedrooms & 1 Bathrooms ~ Online Paperwork & Viewings ~ Fantastic Student Location ~ Close to Convenience Stores & Bus Routes ~ Modern Kitchen & Separate Lounge ~

West Bridgford is very well known to locals as one of the most sought after locations in Nottingham to live. With great transport links to Nottingham City Centre, Clifton Campus and Sutton Bonnington Campus, the area is extremely popular.

Local amenities including an 24 hour Asda Superstore, Morrisons, Co-op and Sainsburys are all easily accessible by foot or bus.

Are you a sport lover?! Here, you'll be close enough to soak up the crowds atmosphere at the Trent Bridge Cricket Ground, Nottingham Forest & Notts County football grounds, Nottingham Rugby Club AND



Nottingham Hockey Club. Not to mention gyms included Roko and David Lloyd.

NOT JUST SPORT, Fancy a drink? Walking distance to West Bridgford's, Central Avenue which hosts ample bars and restaurants. Make the night of it or start there for some pre-drinks before heading into the Centre!

Don't miss out! Call or email to enquire today and we can help!

EXTERNAL

To the front of the property on street parking is available and a low maintenance front yard area. To the rear a spacious rear garden which is grassed over and enclosed.

ENTRANCE HALL

Newly decorated and new carpets with foot mat entry.

BEDROOM ONE

11' 1" x 12' 1" (3.4m x 3.7m) On the ground floor to the front of the property Bedroom one is located, with great space, furniture and large bay window.

LIVING ROOM

12' 1" x 13' 1" (3.7m x 4.0m) To the middle of the property a nice living room with high ceilings and access into the Kitchen.

KITCHEN

14' 1" x 7' 10" (4.3m x 2.4m) A spacious kitchen with ample work surface area and storage facility.

BATHROOM

7' 10" x 14' 1" (2.4m x 4.3m) Up onto the first floor the bathroom is located to the rear of the property. A fantastic size consisting of Wc, Sink, Shower cubicle and separate bath.

BEDROOM TWO

9' 2" x 13' 1" (2.8m x 4.0m) The smallest of the bedrooms but still a generous sized double bedroom.

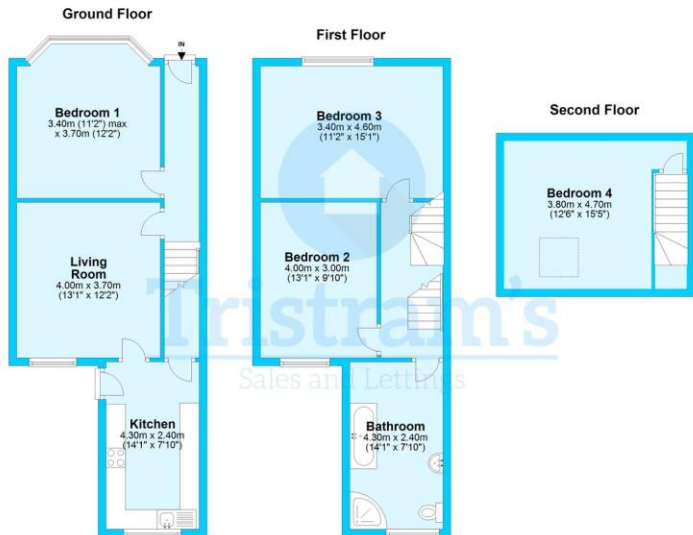
BEDROOM THREE

11' 1" x 15' 1" (3.4m x 4.6m) Large bedroom to the front of the property with large wardrobes.

BEDROOM FOUR

15' 1" x 12' 5" (4.6m x 3.8m) Converted attic space on the second floor with velux window.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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www.tristrams.uk.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements