

# 7 Oxendale Close

West Bridgford  
Nottingham  
NG2 6SJ

**Guide Price £240,000**



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Location



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0115 841 1155



- No upward chain!
- Perfect for first time buyers or downsizers
- Two-bedroom end-terrace home
- Three-piece bathroom
- Off road parking
- Close to local amenities
- Sought-after West Bridgford location
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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## Key Features

A modern two-bedroom townhouse located in the highly sought-after West Bridgford area within the popular Gamston development.

This well-positioned home offers an excellent opportunity for first-time buyers, downsizers, or investors. Situated in a quiet cul-de-sac with off-street parking, the property is being sold with no upward chain, making it ideal for buyers looking to move quickly.

The property is entered via an open canopy porch into a welcoming reception hall, with stairs rising to the first floor. Doors lead through to a bright lounge with a window to the front elevation, and an open-plan kitchen/diner fitted with a range of base units, space for appliances, and an integrated oven, hob, and extractor. Double-glazed windows and patio doors provide views and access to the rear garden. There is also a useful under-stairs storage cupboard.

Upstairs, the landing gives access to two bedrooms. The main bedroom is positioned at the front of the property, and there is a three-piece white family bathroom suite.

Externally, the property benefits from a small lawn and pathway to the front door, with a tarmac driveway providing off-road parking to the side. To the rear is a patio spanning the width of the property, a lawned garden with mature shrubs, and a hardstanding area ideal for a garden shed.





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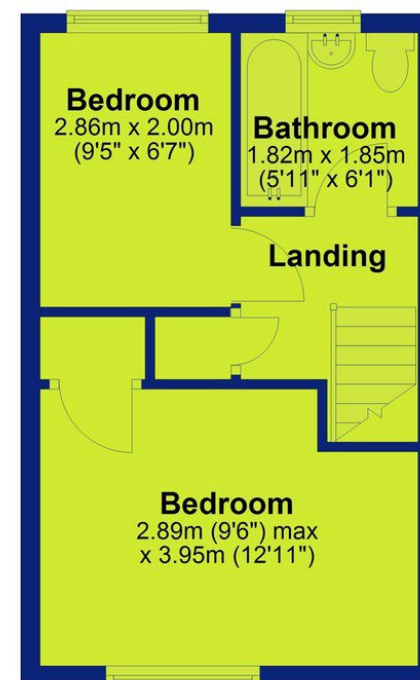
### Ground Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



### First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 sq. feet)



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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