

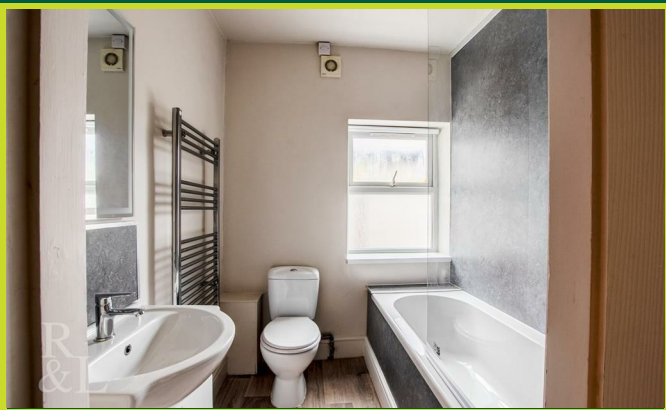


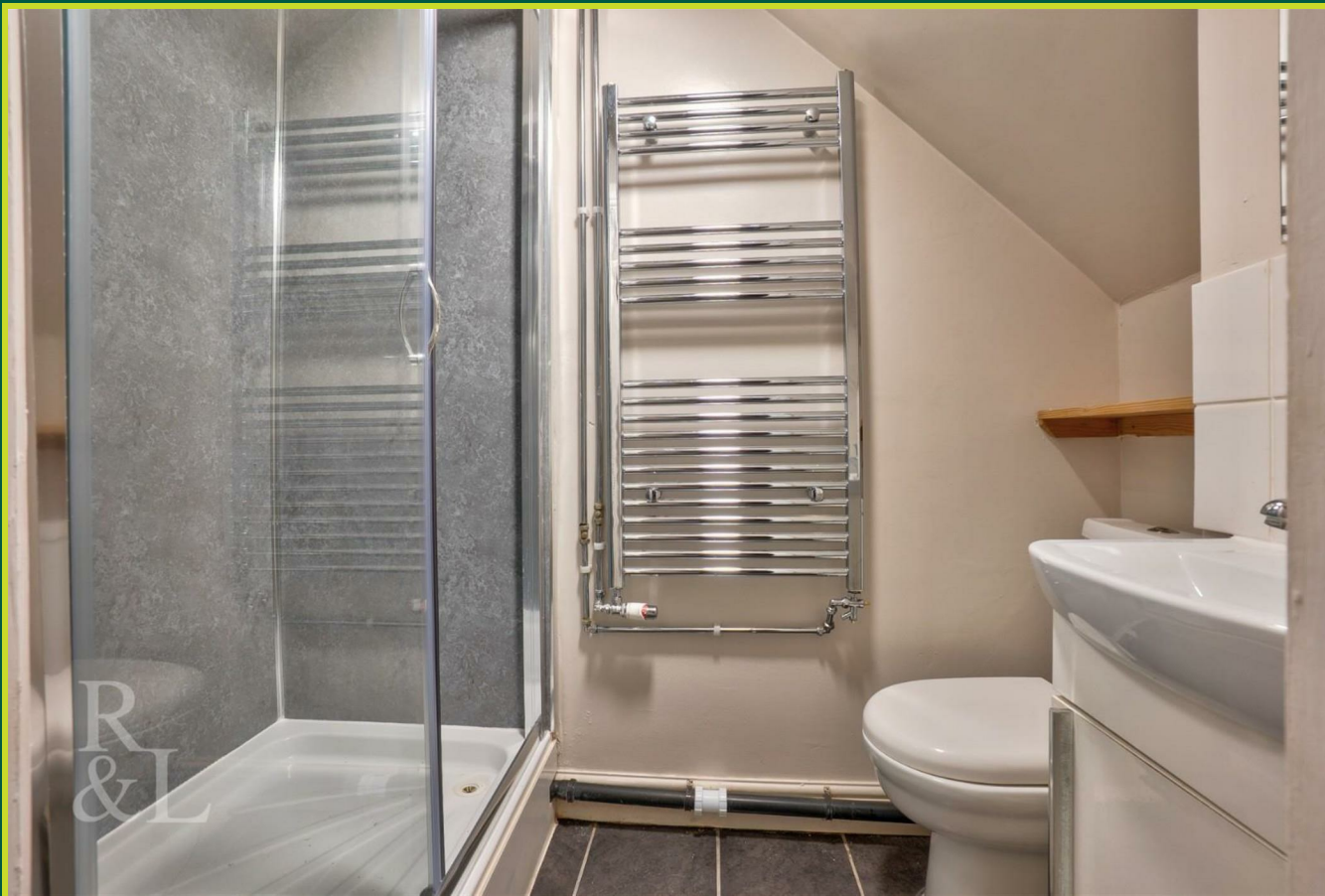
18 Rushworth Avenue

West Bridgford | NG2 7LF | Guide Price £360,000

ROYSTON  
& LUND

- Five Double Bedrooms / No Upward Chain
- Ample Size Living Room
- Adjoining Dining Room
- New Carpets and Decor Throughout
- Freehold Property
- Perfectly Situated to Numerous Amenities
- New Kitchen and Bathroom
- Ground Floor Shower Room
- South-Facing Garden
- EPC Rating - C / Council Tax Band - C





**\*\*GUIDE PRICE £360,000\*\***

**\*\*NO CHAIN \*\*UNIQUE INVESTMENT OPPORTUNITY\*\* 5/6 BED HMO - MID-TERRACE PROPERTY IN THE HEART OF WEST BRIDGFORD\*\* PERFECT FOR STUDENTS - CALLING ALL INVESTORS\*\***

A beautifully updated five-bedroom mid-terrace property, offering generous living space across two floors and situated in an exceptionally convenient location close to Trent Bridge and a wealth of local amenities.

Entering through a spacious entrance hall, you'll find to the left an inviting, well-proportioned living room featuring a walk-in bay window that floods the space with natural light. Further along the hallway, also to the left, is an additional reception room—currently used as a bedroom—ideal as a home office, guest room, playroom, or snug. Beneath the stairs sits a useful shower room with newly fitted tiling, finished to a modern standard.

To the rear, the property opens into a brand-new kitchen offering extensive workspace and sleek contemporary units, with side access leading directly to the south-facing garden. Beyond this lies an adjoining dining room, perfectly suited for family meals or entertaining.

Upstairs hosts four further double bedrooms, along with a stylish and sleek new bathroom featuring a light-up mirror and modern finishes.

The property has been newly carpeted and freshly decorated throughout, providing a clean, contemporary finish ready for immediate occupation.

Additional benefits include solar panels, furnishings, no upward chain and close proximity to a wide range of local amenities in a vibrant area.

Bridgford Park and the River Trent paths provide green spaces and leisure opportunities, while Trent Bridge Cricket Ground, City Ground and local gyms cater to sports enthusiasts. GP practices, pharmacies, and nurseries are nearby, along with frequent buses connect to Nottingham city centre.

On-street parking and local car parks are also available.

Please Note: AI has been used to virtually stage one picture.

**Ground Floor**  
Approx. 64.3 sq. metres (692.5 sq. feet)



**First Floor**  
Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 119.9 sq. metres (1290.6 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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