



16 Northwold Avenue

West Bridgford, Nottingham, Nottinghamshire, NG2 7JD

Offers in the region of

£170,000

## 2 Bedroom Ground Floor Maisonette

- Leasehold
- No onward chain
- Ground floor maisonette
- 2 Bedrooms
- Off-street parking
- Additional garage
- Open plan living, dining and kitchen
- Terrace to front of property
- Close proximity to ample amenities
- Easy access to transport links such as A52 and A60
- EPC Rating - C, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for 16 Northwold Avenue, West Bridgford, Nottingham, Nottinghamshire, NG2 7JD



## Overview

No onward chain! Located in the highly sought-after area of West Bridgford, this well-presented two bedroom ground floor maisonette offers comfortable and spacious living in a prime residential setting. Ideal for first-time buyers, downsizers or investors alike, this delightful home combines practicality with convenience.

Upon entering, you are welcomed into a spacious entrance hallway that leads into a bright and airy open plan lounge and dining room, perfect for both everyday living and entertaining. The adjacent kitchen area is well-equipped, with ample storage and worktop space. The property features two well-proportioned bedrooms, and a modern family bathroom, all thoughtfully laid out to make the most of the space.

Externally, there is shared access parking, ideal for residents and visitors, along with the added benefit of a detached garage providing additional storage or further off-street parking.



West Bridgford is one of Nottinghamshire's most sought-after residential areas, offering an exceptional quality of life with a perfect blend of community charm, green spaces, and modern amenities. The area is renowned for its beautiful parks, such as Bridgford Park and the nearby Holme Pierrepont Country Park, making it ideal for outdoor enthusiasts and families alike. It boasts a vibrant town centre with a mix of independent shops, cafes, restaurants, and regular markets along Central Avenue, creating a lively yet relaxed atmosphere. Families are particularly drawn to West Bridgford for its outstanding local schools, including The West Bridgford School, and its reputation as a safe and friendly neighbourhood. With excellent transport links to Nottingham city centre and major road networks, commuting is straightforward and convenient. The area also has a strong sporting heritage, being home to Trent Bridge Cricket Ground and close to both Nottingham Forest and Notts County football stadiums. Combined with its range of leisure facilities, gyms, and riverside activities, West Bridgford is a fantastic place to live for professionals, families, and retirees alike.

AGENT NOTE - The vendor has confirmed the remaining lease of this property is 938 years, annual ground rent cost is £5 and annual service charge is £0.





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# Northwold Avenue, West Bridgford, Nottingham, NG2

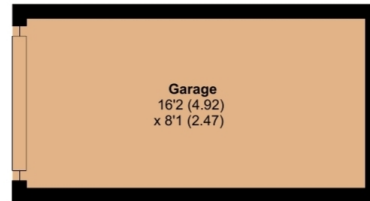


Approximate Area = 566 sq ft / 52.5 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 697 sq ft / 64.6 sq m

For identification only - Not to scale



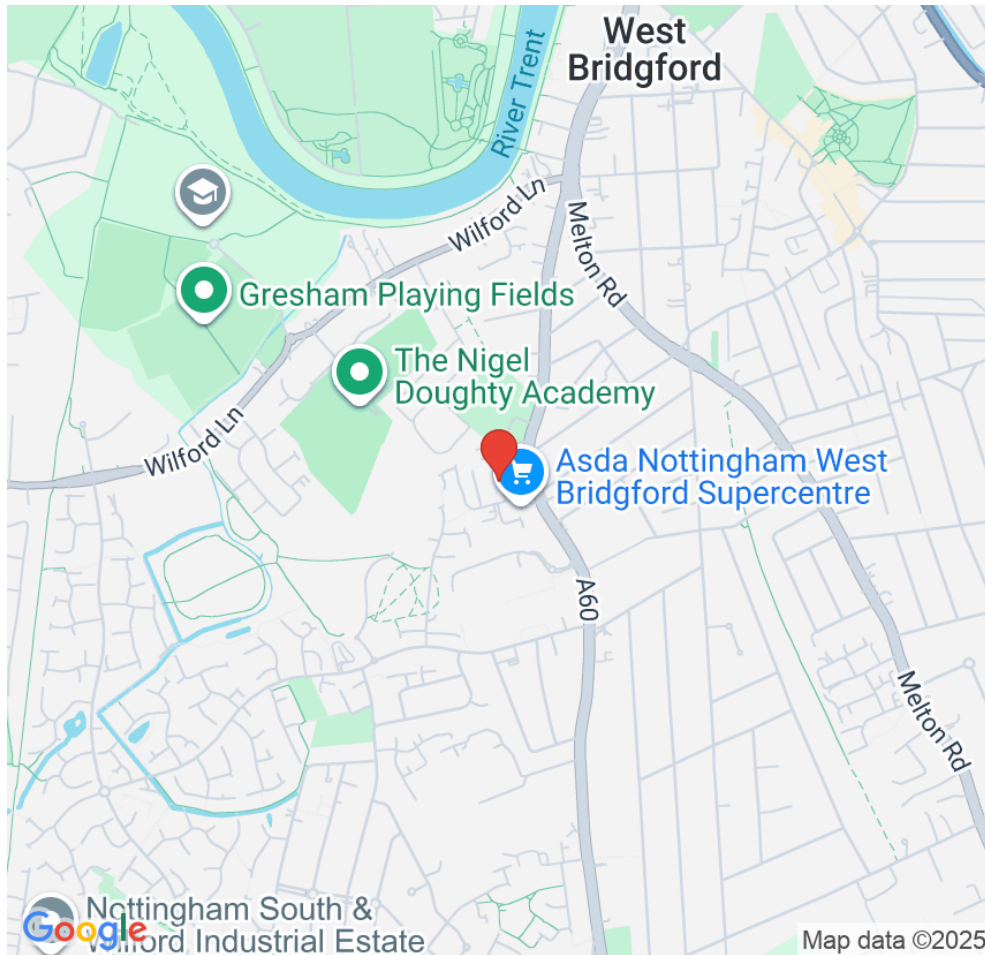
GARAGE



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1346588

## Location



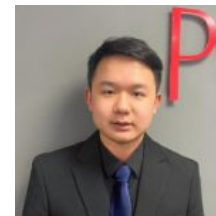
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is on the market with our Nottingham branch

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