



7 Giles Avenue  
West Bridgford, Nottingham, NG2 7JN

£695 PCM



## 7 Giles Avenue

West Bridgford, Nottingham, NG2 7JN

\*\*\* Virtual tour available on request \*\*\*

Modern mid town house in great cul-de-sac position within easy walking distance of shops, gyms and other amenities. Two bedrooms, dining kitchen, living room, bathroom with shower over bath, garage, enclosed garden, very popular catchment schools, regular bus service to city centre

West Bridgford is an affluent and thriving suburb south of the River Trent in Nottingham. With a host of bars, restaurants, coffee shops and delis, this is one of the most popular, family friendly areas in Nottingham to live. As well as a number of independent eateries, you will also find chains such as M&S Simply Food, Carluccio's, Pizza Express and Cafe Nero.

West Bridgford has highly regarded comprehensive schools in the area as well as a number of primary schools.

It is a great base for reaching The Queens Medical Centre, Boots head office and Nottingham University. Nottingham Train station is only 2 miles away and there is an extremely regular bus service taking you straight into Nottingham city centre. West Bridgford is also home to the famous Nottingham Forest football ground (with Notts County very close just over the river) and Trent Bridge cricket ground and the National Watersports Centre.

\*\*\* Landlord has advised that pets are not permitted in this property \*\*\*







Gordon Road, Nottingham  
, NG2 5LN

T: 0115 914 1122

www.royston-lund.co.uk

Follow us on Facebook & Twitter

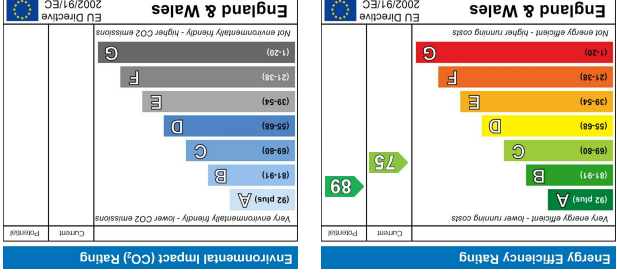
## Viewing

Please contact our Royston & Lund Lettings Office on 0115 914 1122

if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



Area Map

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.