



2 Summerwood Lane

| NG11 9FZ | Guide Price £200,000

**ROYSTON  
& LUND**

- Three Bedrooms
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- Ample Off Street Parking
- EPC Rating - TBC
- End Terrace
- Ground Floor And First Floor Bathroom
- Excellent Transport Links
- Integrated Oven And Hob
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three bedroom end of terrace property located in Clifton. Situated close by to numerous amenities being close to local shops, pubs and restaurants that's Clifton has to offer. Not to mention being in the catchment area for well regarded schools. Not to mention having excellent transport links into the City Centre Via the Tram just a two minute walk away. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main kitchen room, kitchen dining room and ground floor bathroom and stairs to the first floor. The living room is a generous size and benefits from a front aspect bay window and plenty of space for the family. The kitchen diner is an ample size and shows high quality worktops and base and wall units housing integrated oven, hob and extractor hood along with more than enough room to add further freestanding appliances. The adjoining dining area also grants access into the rear garden. The ground floor bathroom shows a bath, wash basin and WC.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles with the master showing built in wardrobes and the third bedroom is a spacious single with additional built in storage. All bedrooms share a further shower room consisting of a shower, wash basin and WC.

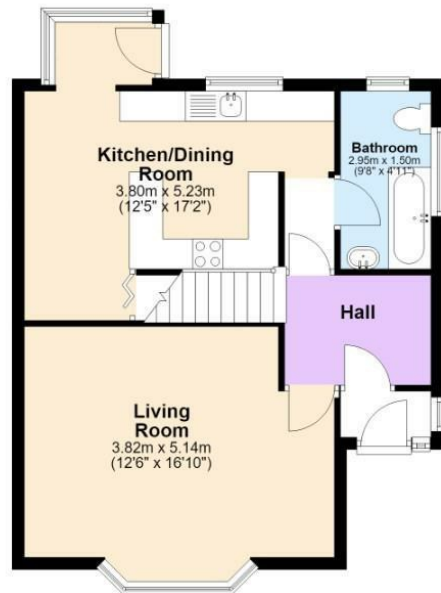
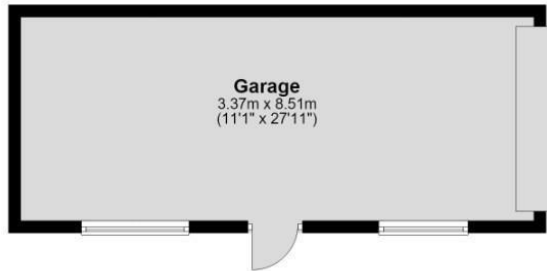
Facing the property there is a courtyard garden area which leads to the front door showing lawn space pathway and bedding. To the rear there is a low maintenance courtyard garden showing patio area and artificial grass area providing space for summer seating.

The property also showcases a garage to the rear and a garden room which has the potential to be turned into a home office, gym or separate games room for example.



### Ground Floor

Approx. 105.6 sq. metres (1136.8 sq. feet)



Total area: approx. 145.3 sq. metres (1563.7 sq. feet)

### First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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		

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