



28 Borrowdale Close

Gamston | NG2 6PD | £260,000

ROYSTON
& LUND

- Two Bedroom Semi Detached Property
- South Facing Garden
- Coonservatory Space Leading To The Rear Garden
- Carport
- EPC Rating - C
- Immaculaltley Presented Throughout
- Integated Kitchen Appliances
- Ample Off Street Parking
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





A well-appointed two-bedroom semi-detached property located in the highly sought-after Gamston area. Situated close to numerous amenities such as local shops, pubs, and restaurants, and just a short drive from West Bridgford's Central Avenue. Not to mention being in the catchment area for well-regarded schools and having excellent transport links into the City Centre and surrounding villages. This property would be perfect for first-time buyers.

Ground-floor accommodation comprises an external porch that leads into the main hallway, granting access to the kitchen on the right-hand side, which demonstrates high-quality base and wall units housing integrated appliances, including an oven, hob, and extractor fan, along with more than enough room to add further freestanding appliances, as well as an adjoining dining area. The living room is generously sized, with a rear-aspect window and sliding doors letting in borrowed light from the conservatory, as well as a staircase leading to the first floor. The conservatory to the rear aspect provides the perfect place for relaxation while granting access to the rear garden through further sliding doors.

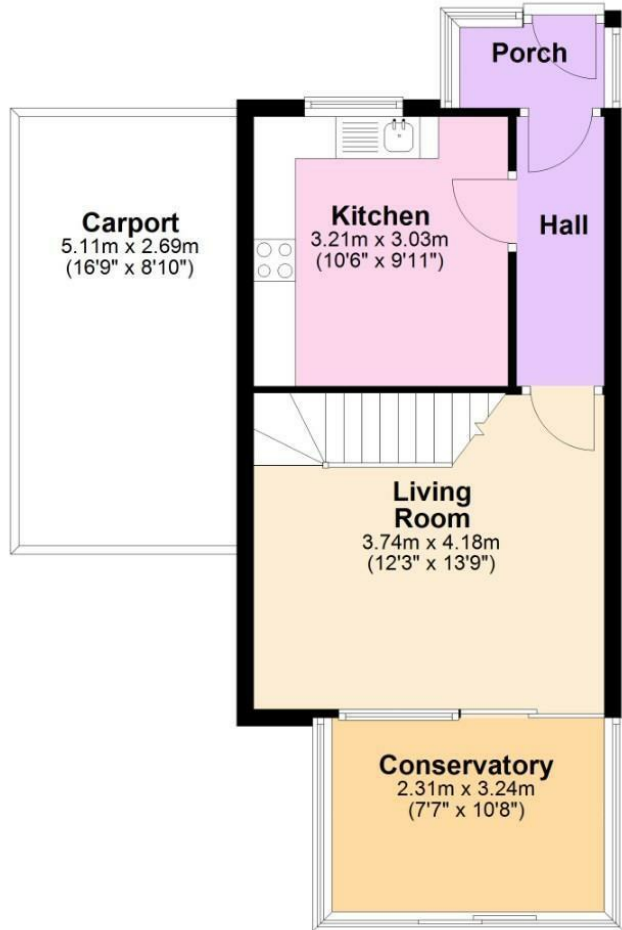
To the first floor, there are two well-proportioned double bedrooms that share a recently fitted modern three-piece shower room consisting of a shower, wash basin, and WC.

To the front of the property, there is ample off-street parking via a driveway and carport, accommodating two vehicles in total. To the rear, there is a patio and lawn garden with flower beds and mature shrubbery, enclosed by fenced borders.



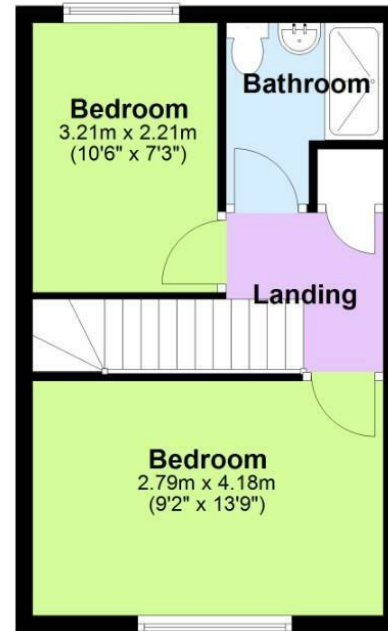
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)
(excluding Carport)



First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

ROYSTON & LUND