



23 Rochester Walk

| NG11 8LP | £215,000

ROYSTON
& LUND

- Three Double Bedrooms
- Integrated Kitchen Appliances
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- EPC Rating - C
- Open Plan Kitchen Diner
- Four Piece Bathroom Suite
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in Clifton. Being close by to numerous amenities that Clifton has to offer from local shops, pubs and restaurants as well having excellent transport links and being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

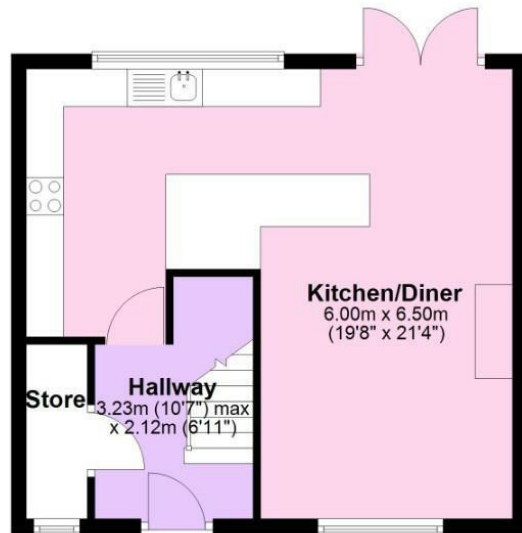
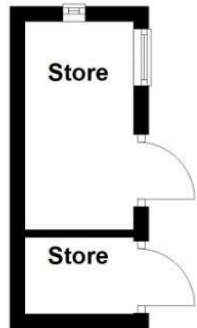
Ground floor accommodation comprises of a hallway the leads you into the main reception room and stairs to the first floor. Entering into the kitchen which boasts of high quality fixtures and fittings along with a sleek breakfast bar and integrated kitchen appliances such as an oven, hob and extractor fan along with fridge and freezer and a dishwasher and a handy wine cooler fridge. The kitchen diner wraps around to an adjoined living room making the ground floor feel open plan. Off from the living room are French doors leading to the rear garden. The ground floor further boasts a storage room for added convenience.

To the first floor there are three well proportioned double bedrooms that all share a four piece suite bathroom consisting of a separate bath and shower along with wash basin and WC.

Facing the property there is ample off street parking via a double driveway. To the rear there is a low maintenance rear garden. With decking and patio areas, along with a sheltered outdoor seating area.

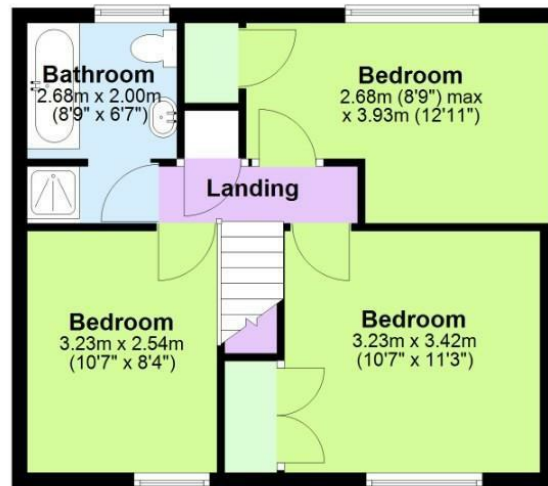
Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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 (CO₂) 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

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& LUND**