



7 Lerwick Close

| NG11 8QG | £195,000

ROYSTON  
& LUND

- Two Bedroom Mid Terrace Property
- Full Bespoke Kitchen And Bathroom
- Spacious Double Bedrooms
- French Doors To The Rear Garden
- Excellent Transport Links
- Well Presented Throughout
- Open Plan Ground Floor
- Rear Patio And Decking
- Close By To Numerous Amenities
- EPC Rating - TBC ///  
Freehold - Council Tax Band - A





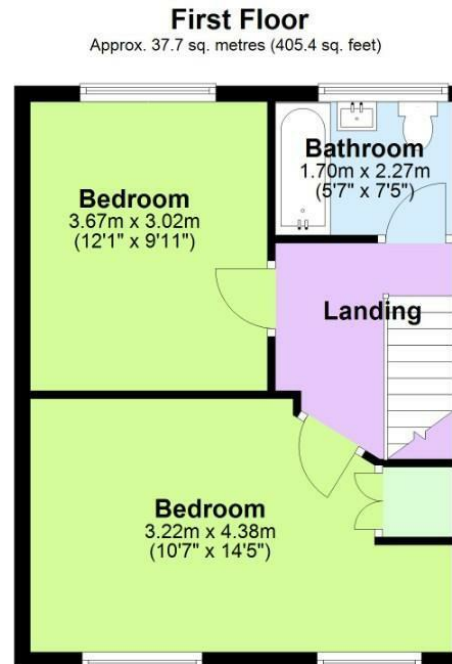
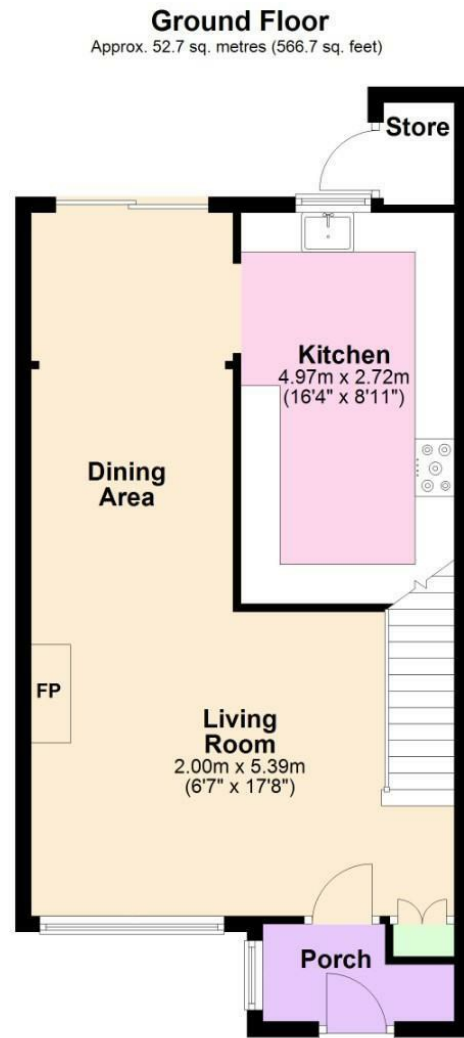
Royston and Lund are delighted to bring to the market this two-bedroom mid-terrace property located in Clifton. Situated close to numerous amenities, including local shops, pubs, and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre and surrounding areas. This property would be a great fit for first-time buyers or those looking to downsize.

The ground-floor accommodation comprises an extended entrance porch/boot room, which leads into the main living room. The living room is generously proportioned and features a large front-facing window, complemented by custom panelling and built-in cupboards, as well as the staircase leading to the first floor. The living room flows through to the dining area, which offers ample space for entertaining family and friends and provides access to the rear garden via French doors.

The kitchen is immaculately presented throughout and features bespoke handmade base and wall units, complemented by quartz worktops. These house a range of high-specification integrated appliances, including an oven, hob, extractor hood, custom swivel pantry units, overhead wine holders and plate racks, as well as an integrated dishwasher and washing machine.

To the first floor, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and twin windows to the front elevation. Both bedrooms are served by a bespoke bathroom featuring quartz surfaces, a bath with shower over, wash basin, and WC.

To the front of the property, there is on-street parking, along with a brick-fronted courtyard enclosing a neatly maintained garden leading to the front door. To the rear, a patio and decking area provide the perfect space for outdoor seating and al fresco dining. The decking also incorporates a small pond, adding a unique feature to the garden.



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

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.



**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>                                                | 75      | 80        |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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