



10 Warwick Gardens

| NG12 3LJ | £195,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Modern Kitchen, Integrated Units
- Great Extension Potential
- South-West Facing Garden
- EPC Rating - D
- Open-plan Living Room to Kitchen-Diner
- Main Bedroom Fitted Wardrobes
- Designated Parking Space
- Mix of Nature, Recreation, and Amenities
- Council Tax Rating - B





Available as a whole or on a shared ownership basis **£195,000 for 100% ** £146,250 for 75% **£97,500 for 50%**.

Royston & Lund are delighted to present this beautifully presented three-bedroom semi-detached home offers stylish open-plan living, modern features, and excellent potential—all set in a sought-after location with great access to amenities and natural green spaces.

The heart of the home is the open-plan living room that flows seamlessly into the kitchen-diner, creating a bright and sociable space ideal for family life or entertaining. The modern kitchen is fitted with sleek, integrated units, providing both functionality and a clean, contemporary finish.

Upstairs, the main bedroom features fitted wardrobes, offering plenty of storage without compromising on space. A second bedroom also benefits from built-in storage, while the third bedroom is ideal as a child's room, guest room, or home office.

Outside, the home sits on a generous plot with a good-sized, south-east facing garden, perfect for enjoying afternoon and evening sun. The outdoor space also offers great extension potential (subject to planning permission), allowing future owners to expand as their needs grow.

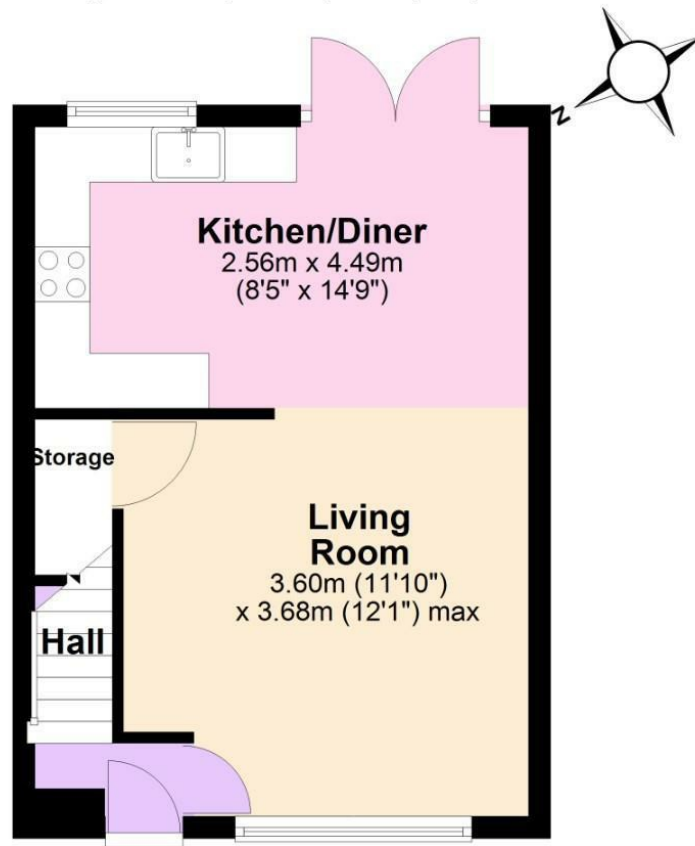
The property further benefits from a designated parking space.

Located in a well-connected area with excellent local amenities, schools, and easy access to nature and recreational areas, this home is ideal for anyone seeking a balanced lifestyle. Whether you're a growing family, a first-time buyer, or someone looking for a property with future potential, this home delivers on comfort, convenience, and opportunity.



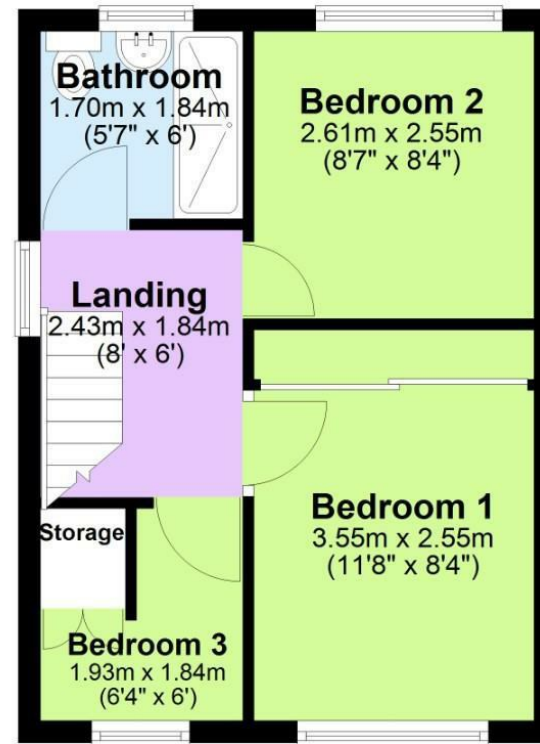
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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