

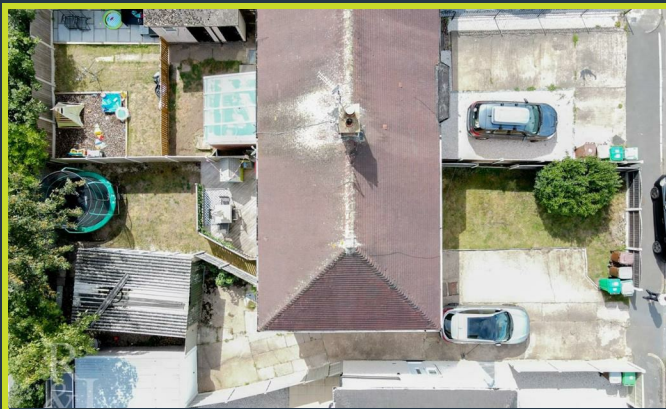


25 Highwray Grove

| NG11 9JJ | Guide Price £200,000

ROYSTON
& LUND

- **GUIDE PRICE £200,000 - £220,000**
- **NO ONWARD CHAIN**
- Three Bedroom Semi Detached Family Home
- Integrated Kitchen Appliances
- Downstairs WC
- Ample Off Street Parking
- Excellent Transport Links
- Excellent Chance For First Time Buyers
- EPC Rating - C
- Freehold Council Tax Band - A





****NO ONWARD CHAIN** **GUIDE PRICE £200,000 - £220,000****

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Clifton. Situated close by to numerous amenities that Clifton has to offer such as local shops, pubs and restaurants, not to mention the excellent transport links via the A52 and A453 and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accomodation comprises of an entrance hallway that leads you into the main reception room, kitchen, downstairs WC and stairs to the first floor. The living room is a generous size with front aspect window and rear aspect French doors to the rear garden flooding the room with natural light. The kitchen is ample in size with integrated appliances such as an eye level oven, hob and extractor fan and built in dishwasher with room to add further freestanding appliances.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two having the benefit of built in storage. All bedrooms have access to a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway leading down to a single garage to the side which is a shared part of the driveway with the neighbouring property. To the rear of the property there is a decking to start providing plenty of space for summer seating, which furthermore leads down to a lawn space which is enclosed by fenced borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

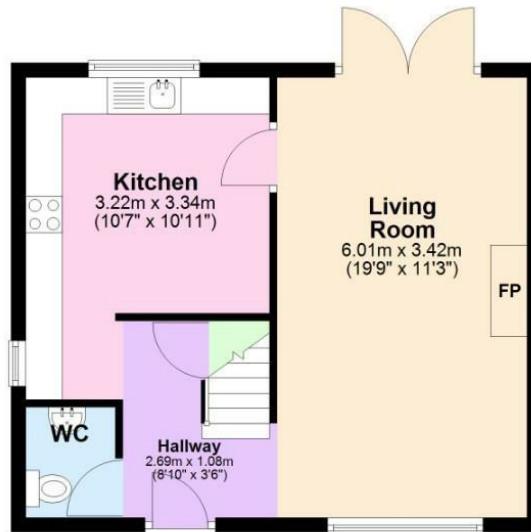
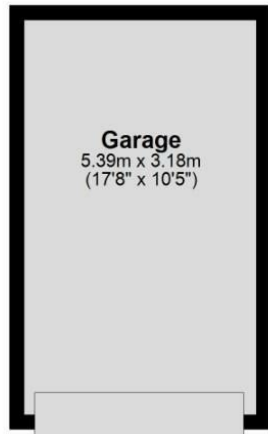
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 99.6 sq. metres (1072.3 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.

ROYSTON & LUND