



242 Farnborough Road
| NG11 8JU | £215,000

ROYSTON
& LUND

- Three Bedroom Semi Detached
- Open Views Across A Country Park
- In Need Of Some Modernisation
- Close By To Numerous Amenities
- EPC Rating - D
- Superb Edge Of Estate Location
- Larger Than Average Plot
- Outhouse Storage And Gas Central Heating
- Excellent Transport Links With Easy Access To The M1
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in a sought after area in Clifton. Boasting of a larger than average plot size in the area with a spacious frontage along with being close to numerous amenities such as local shops, pubs and being opposite a country park. This property would be a great fit for a growing family or first time buyers wanting to put there own stamp on things.

In brief the ground floor accomodation comprises an entrance hall with stairs to the first floor, kitchen, dining room and living room. The living room to the front aspect through French doors, and the kitchen boasts of base and wall units and an integrated oven and hob, along with extractor fan and door leading to the side access and rear garden.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles, bedroom three is an over stair single. All bedrooms share a three piece shower room consisting of a bath with shower overhead along with a wash basin or WC.

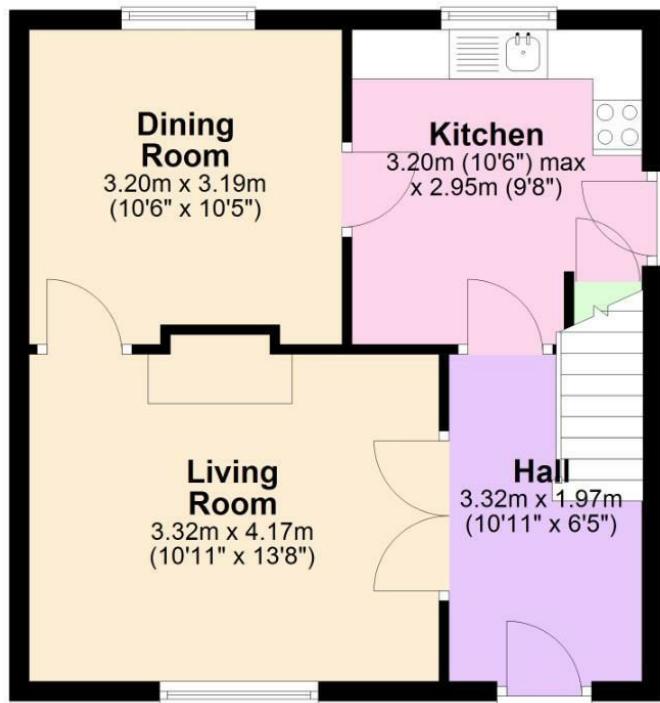
Facing the property there is ample off street parking behind gates with the potential for up to three cars, with a garden area and pathway leading to the front door. To the side of the property there some small outhouse storage rooms for added convenience and to the rear there is a low maintenance rear garden with lawn and shrubbery which is enclosed by fenced borders.

EPC

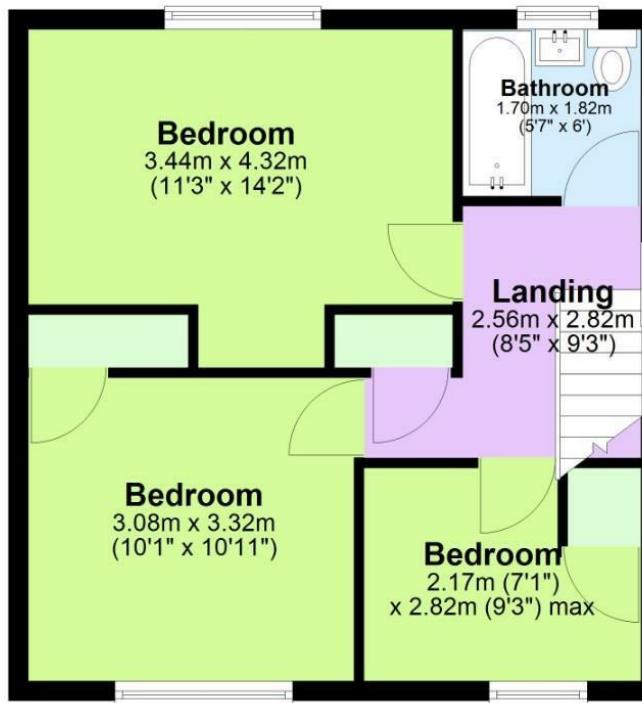
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact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

Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)


First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**