



3 Carnarvon Road

West Bridgford | NG2 6DG | Guide Price £495,000

ROYSTON
& LUND

- Guide Price £495,000-£525,000
- Two Reception Rooms
- Bathroom, Shower room and Downstairs WC
- Westerly Facing Rear Garden
- EPC Rating D
- Semi-Detached Home With Loft Conversion
- Three Double Bedrooms & A Single Bedroom
- Fantastic Location With Shops & School Nearby
- Freehold
- Council Tax Band D





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Royston and Lund are delighted to bring to the market this four bedroom, three storey, semi-detached home in a central location within the highly sought after area of West Bridgford. Situated close to the Melton Road shops and within walking distance of Central Avenue, this home is in catchment area for highly sought after local schools and offers ample living space for a growing family. The property has been developed over the years with a fantastic dormer roof loft conversion, that has made way for a new main bedroom.

Entering into the hallway that features stained glass windows and benefits from a downstairs WC/Utility, there is access into the lounge, kitchen and stairs to the first floor. Both the lounge and dining area have feature log burners and the kitchen has an integrated oven, hob and extractor fan with space for further freestanding appliances.

To the first floor there are two double bedrooms with a built in wardrobe to the rear bedroom, one single bedroom and a four piece family bathroom consisting of a bath, shower, WC and wash basin. To the second floor there is a further double bedroom with built in wardrobes across the width of the room, a dressing area and a shower room consisting of a double shower, WC and wash basin.

At the rear there is an enclosed garden with a raised patio area, external brick storage and a lawn with borders, mature shrubs and brick/fenced boundaries.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		

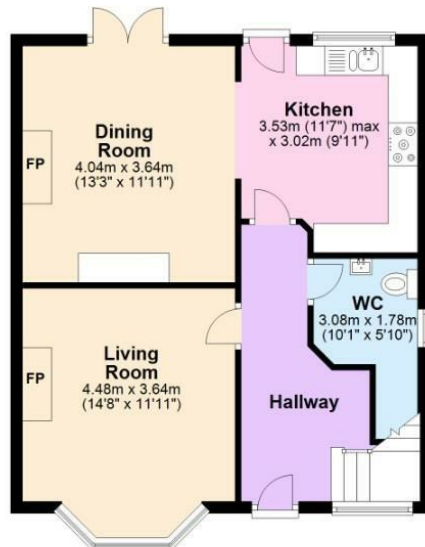
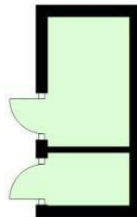
England & Wales EU Directive 2002/91/EC

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

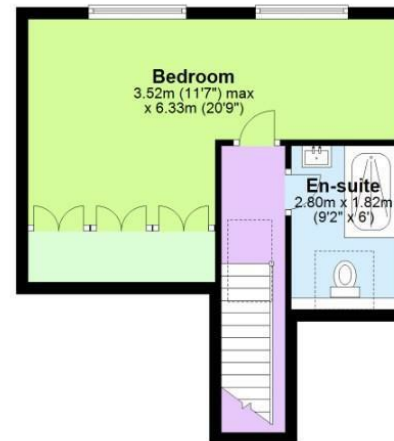
Ground Floor
Main area: approx. 53.0 sq. metres (570.1 sq. feet)
Plus outbuildings, approx. 4.5 sq. metres (48.7 sq. feet)



First Floor
Approx. 52.7 sq. metres (566.9 sq. feet)



Second Floor
Approx. 32.1 sq. metres (346.0 sq. feet)



Main area: Approx. 137.8 sq. metres (1483.1 sq. feet)
Plus outbuildings, approx. 4.5 sq. metres (48.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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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