

# ROYSTON & LUND



## Wellingtonia Crescent, Edwalton, Nottingham

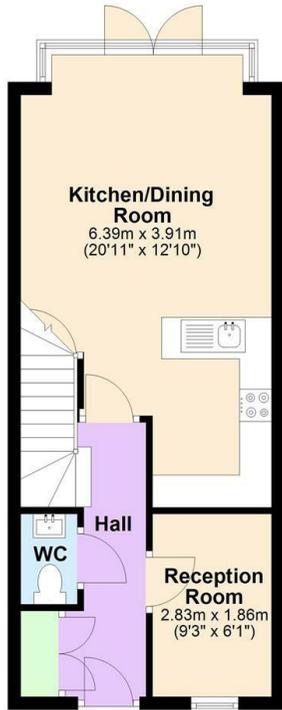
£1,900

- Four Bedroom Semi Detached Family Home
- Integrated Kitchen Appliances
- Downstairs WC And Cloakroom
- EPC Rating - B // Council Tax Band - D
- Ample Off Street Parking With EV Charger
- French Doors Leading To The Rear Garden
- Separate Snug
- Immaculately Presented Throughout
- Two Three Piece Bathrooms
- Close By To Numerous Amenities And Excellent Transport Links

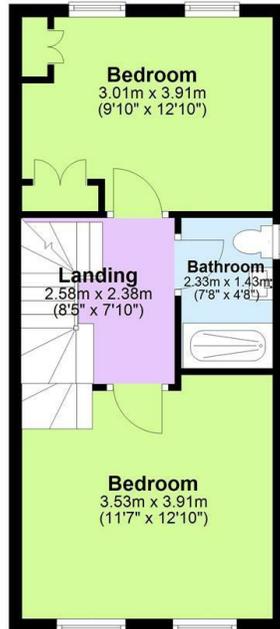
1 Victoria Road, Tamworth, Staffordshire, B79 7HL  
01827 66686

tamworthenquiries@royston-lund.co.uk  
www.royston-lund.co.uk

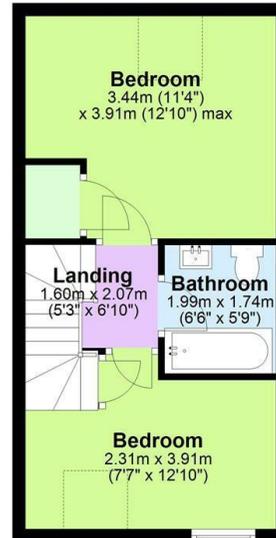
**Ground Floor**  
Approx. 37.4 sq. metres (402.3 sq. feet)



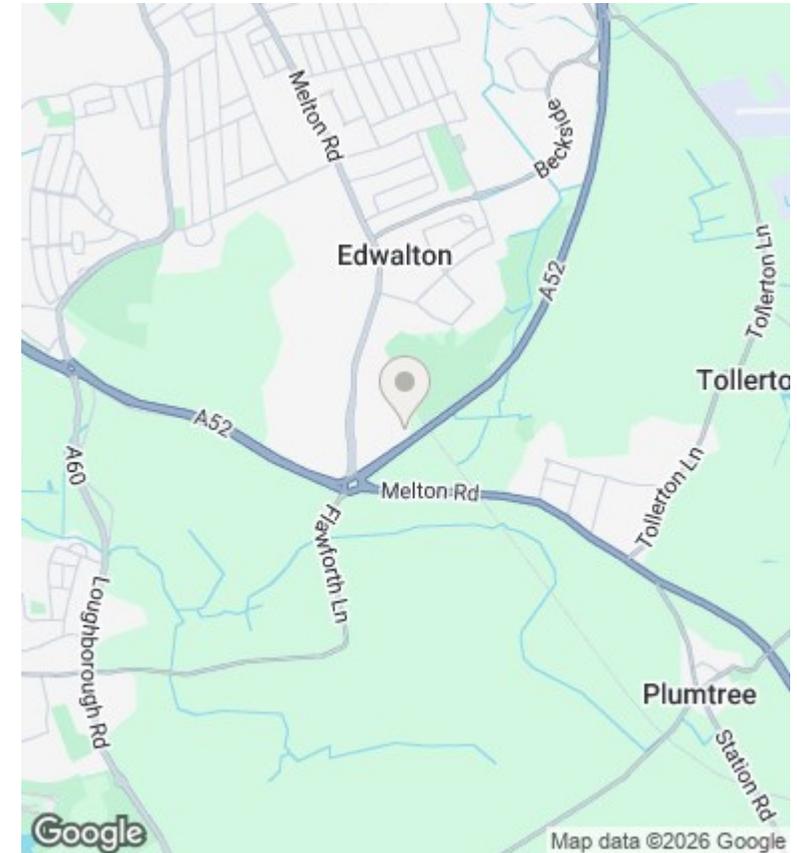
**First Floor**  
Approx. 36.5 sq. metres (392.4 sq. feet)



**Second Floor**  
Approx. 31.1 sq. metres (334.4 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		84	
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	