



29 Waltham Close

West Bridgford | NG2 6LD | Guide Price £295,000 - £310,000

**ROYSTON
& LUND**

- GUIDE PRICE £295,000 - £310,000
- Integrated Kitchen Appliances
- Ample Off Street Parking With Garage
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- **NO CHAIN**
- Close By To Numerous Amenities
- Low Maintenance Rear Garden With Decking
- Perfect For A Growing Family Or First Time Buyers
- Freehold - Council Tax Band - B





GUIDE PRICE £295,000 - £310,000

NO CHAIN

A well presented three bedroom stepped terraced property within walking distance of West Bridgfords Central Avenue where there are numerous amenities as well as being in close proximity to popular local primary and secondary schools making this property a perfect buy for first time buyers and growing family's.

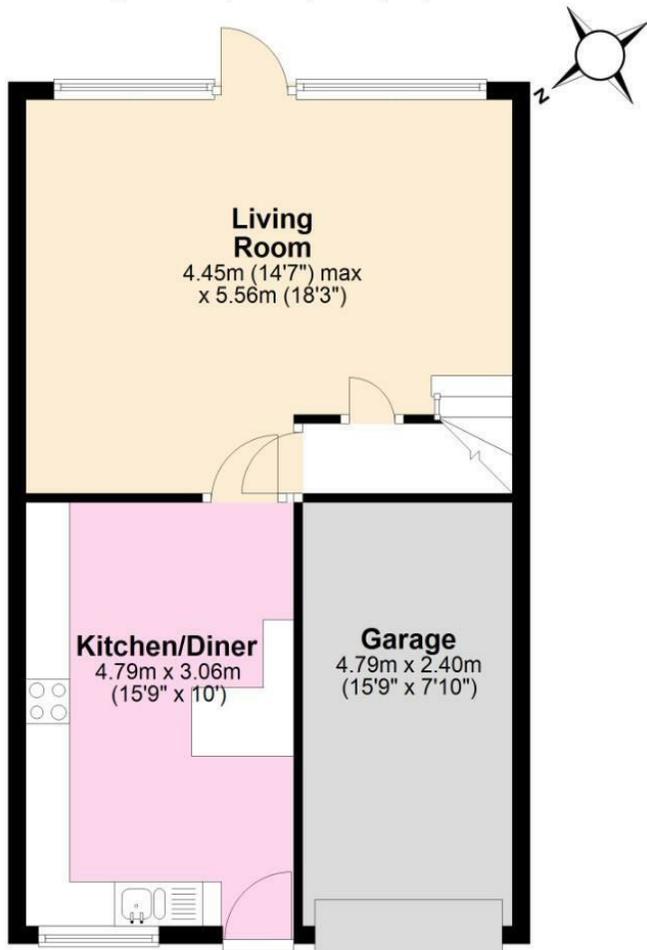
Ground floor accommodation comprises of a generous size kitchen diner upon entry with integrated appliances such as an eye level oven, induction hob and extractor fan as well as a convenient breakfast bar. The living room is a great size with ample room to entertain the family and friends, a large rear aspect window with door floods the room with natural light and allows access to the rear garden.

To the first floor there are three well proportioned bedrooms, the main bedroom having the benefit of built in wardrobes. Bedroom three is a single and boasts of built in storage space. All three bedrooms share a modern high quality four piece suite bathroom comprising a separate bath and shower along with a wash basin and WC.

Facing the property there is a double driveway and single integral garage and to the rear of the property there is a low maintenance south easterly facing rear garden with a decking to the rear aspect perfect for seating in those summer months. The rear garden also has a shed/storage space and is enclosed by fenced borders.

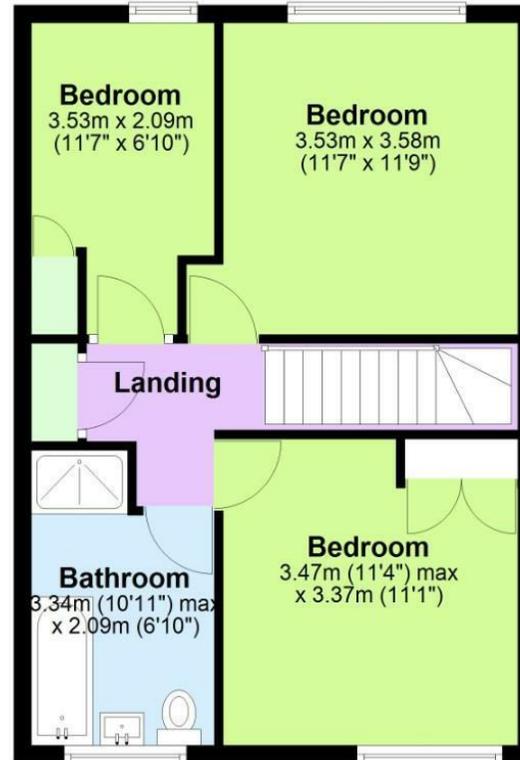
Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(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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