



7 Hornbeam Close

Edwalton | NG12 4GH | Guide Price £270,000 - £290,000

ROYSTON
& LUND

- //ATTENTION FIRST TIME BUYERS//
- Two Bedroom Mid Terrace
- Close By To Numerous Amenities
- Ample Off Street Parking
- EPC Rating - B
- **GUIDE PRICE £270,000 - £290,000**
- Integrated Kitchen Appliances
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





****ATTENTION FIRST TIME BUYERS****

A well appointed two bedroom mid terrace property located in Edwalton. Situated close by to numerous amenities being a short drive from West Bridgfords Central Avenue where there are local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the surrounding villages and into the City Centre. This property would be a great fit for first time buyers or a growing family.



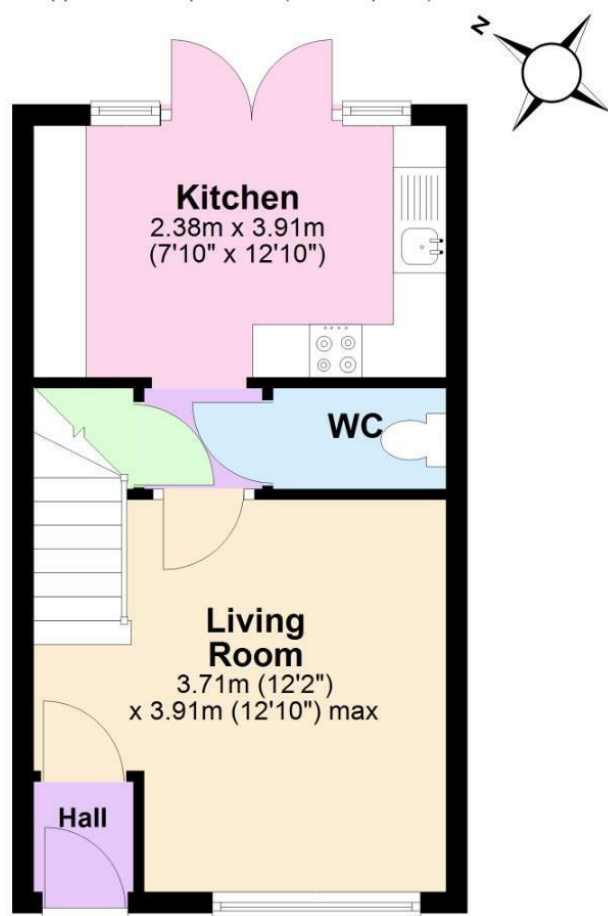
Ground floor accommodation comprises of a porch upon entry that leads into the main reception room. The living room is a generous size with a front aspect window flooding the room with natural light. Off from the living room is the kitchen which benefits from integrated appliances such as an oven, hob and extractor fan along with a built in over and under fridge freezer, dishwasher and washing machine. The kitchen grants access to the rear garden through French doors. The ground floor further has a downstairs WC and understair storage.

To the first floor there are two well proportioned double bedrooms that share a three piece family bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is onstreet parking and the middle parking space to the left handside of the house. To the rear there is a lawned garden which is enclosed by fenced borders and right of way access.

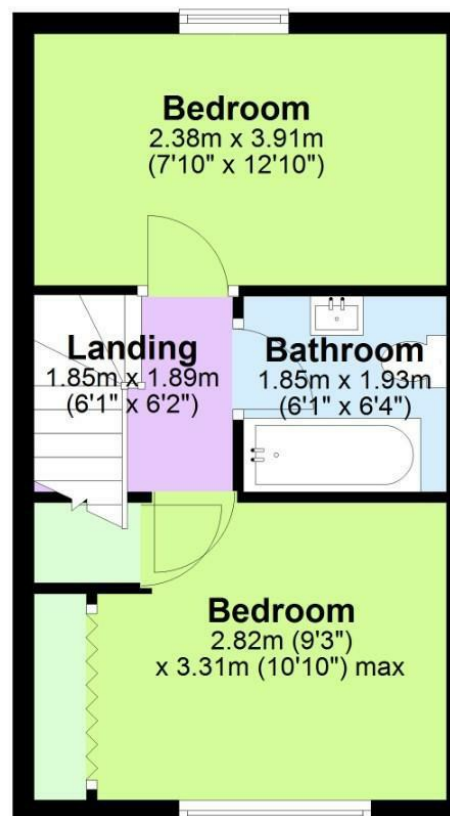
Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(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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