



37 Fowler Road

Edwalton | NG12 4JS | Offers In Excess Of £289,950

ROYSTON  
& LUND

- Three Bedroom Mid Terrace Property
- Well Presented Throughout
- Integrated Kitchen Appliances
- Ensuite Shower Room And Family Bathroom
- EPC Rating - B
- Ample Off Street Parking
- Downstairs WC
- Built In Wardrobes
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





A well appointed THREE bedroom, TWO bathroom mid terrace property on a modern development in Edwalton. Situated close by to numerous amenities being a short drive from West Bridgford where there are local shop, bars and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and benefits from a large window to the front aspect flooding the space with natural light. Off from the living room is the open plan kitchen dining room boasting of high quality base and wall units that house integrated kitchen appliances such as an oven, hob and extractor, built in dishwasher, washing machine and fridge/freezer with more than enough room to add further freestanding appliances. The adjoining dining area has ample space for the the family whilst granting access to the rear garden through French doors. The ground floor is completed with airing cupboard space and a cloakroom/WC.

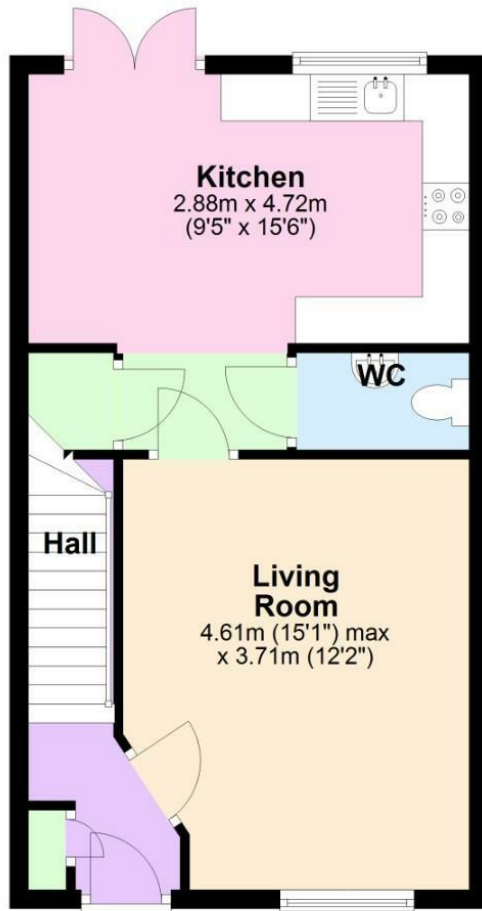
To the first floor there are three well proportioned double bedrooms. The master bedroom benefitting from an ensuite shower room and built in wardrobes., All bedrooms have access to a separate three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and to the rear there is a low maintenance lawned garden with is enclosed with fenced borders.



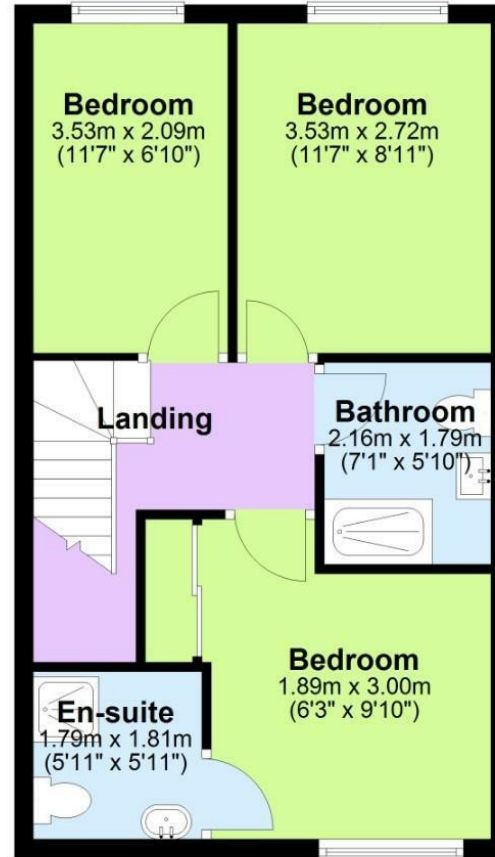
### Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



### First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>85</b>	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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