



38 Dale Close

West Bridgford | NG2 6LH | Guide Price £315,000 - £325,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £315,000 ■ Three Double Bedrooms - £325,000\*\*
- Spacious Reception Rooms
- Close By To Numerous Amenities
- Single Integral Garage
- EPC Rating - C
- Opportunity To Put Your Own Stamp On Things
- Catchment Area For Well Regarded Schools
- Well Presented
- Freehold - Council Tax Band - B







GUIDE PRICE £315,000 - £325,000

NO UPWARD CHAIN

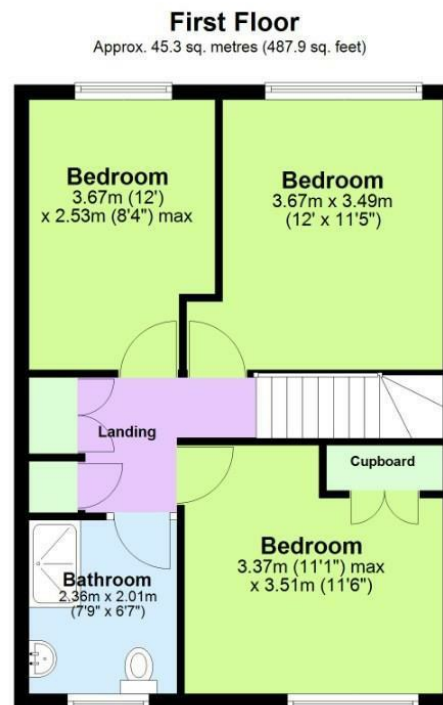
Royston and Lund are delighted to bring to the market this three bedroom end terrace property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are local shops, pubs, restaurants and a range of independent shops. Not to mention being in the catchment area for well regarded schools and having excellent transport links nearby. This property would be a great fit for a first time buyer, growing family or a buy to let.



Ground floor accommodation comprises of a generous size living room, more than enough room for family and friends, with dual sliding doors that lead you into a dining/sitting room which in turn allows access to the rear garden via French opening doors. The kitchen is ample in size with room to put your own stamp on things and add your own freestanding appliances. The kitchen grants access to the side of the property.

To the first floor there are two generously sized double bedrooms and a slightly smaller sized third bedroom. The main bedroom benefitting from built in wardrobes. All bedrooms share a three piece suite bathroom consisting of a large double shower, along with a wash basin and WC.

Facing the property, there is ample off-street parking due to a double driveway and single integral garage. To the rear of the property there is a patioed and lawned garden area perfect for the summer months being south westerly facing. To the side left aspect of the property there is an additional stoned area that can be used for patio or storage space.



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)



## EPC

| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           | <b>84</b> |
| (69-80) <b>C</b>  | <b>71</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                     |           |           |
| England & Wales 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 |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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