



78 Herons Court

West Bridgford | NG2 6QE | £180,000 - £190,000

ROYSTON
& LUND

- **GUIDE PRICE £180,000 ■ NO CHAIN
- - £190,000**
- One Bedroom Mid Terrace ■ Immaculately Presented Throughout
- Allocated Parking Space ■ Integrated Kitchen Appliances
- French Doors To The Rear Garden ■ Built In Wardrobe
- EPC Rating - D ■ Freehold Council Tax Band -





****GUIDE PRICE £ 180,000 - £ 190,000****

NO UPWARD CHAIN

A one-bedroom, immaculately presented mid terrace property located in West Bridgford. Situated close to local amenities, and a short drive to Central Avenue where there are local shops, restaurants, bars, and delis. There are also excellent transport links into the city centre. This property would be an excellent fit for first time buyers or those looking to downsize.

Ground floor accommodation comprises kitchen area with a breakfast bar, and integrated appliances including oven, hob, and refrigerator, along with a free-standing washing machine. The living area is a generous size, featuring a Chatsworth fireplace with a Valor electric fire. There are French doors onto the rear garden, and a skylight floods the room with natural light. Stairs to the first floor.

The first floor is a mezzanine level bedroom, with fitted wardrobes, a desk/dresser area, and access to the en suite containing a bath with electric shower over, along with a wash basin and WC.

To the front of the property there is a lawned area which leads up to the front door. To the rear of the property there is a well-kept garden lined with shrubbery. There is a storage shed, and a gate leading onto Becksde. The property also benefits from an allocated parking space.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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2002/91/EC



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