

19 Violet Road

West Bridgford | NG2 5HA | Guide Price £450,000

ROYSTON & LUND

- Guide Price Range £450,000
- Sought After Location
- Sought / liter Eocation
- Good Sized Rear Garden
   Off Road Park and
- No Upward Chain
- EPC D, Council Tax Rating C

- Three Bedrooms, Two Receptions
- Requires Modernisation and Refurbishment
- Off Road Park and Garage
- Central Bridgford
- Viewing Recomended

















## \*\*EXCELLENT LOCATION\*\*

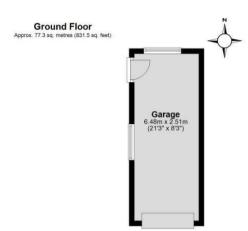
Requiring modernisation and refurbishment this traditional style, three bedroom semi-detached house is situated in the heart of West Bridgford's popular amenities including pubs, bars, well-regarded schools and frequent transport links to Nottingham city centre.

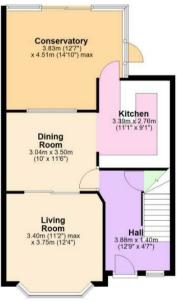
Entering the property you are greeted by a spacious entrance hall which provides access into the good-sized reception rooms. The front reception rooms include a spacious lounge with a fireplace and a bay window acceded from the adjacent dining room which also opens into the kitchen area. There is a rear leant to/conservatory which leads to the rear garden

To the first floor there are three ample-sized bedrooms. The bedrooms are complemented by a bathroom/WC.

Outside, there is a larger than average rear garden with shrubs and a lawn area. To the front there is a driveway providing off road parking away from the pavement behind a bricked wall providing it with a lovely amount of privacy.

Sold to the market with no chain!





## First Floor Approx. 48.0 sq. metres (516.7 sq. feet) Bedroom 3.52m x 3.03m (11'6' x 9'11") Bedroom 3.40m x 3.75m (11'2' x 12'4') Bathroom 1.99m x 2.51m (8'3'), max (6'6' x 8'3')

Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor pian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This pian is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using Plantip.

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## **EPC**

