



19 Violet Road

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

ROYSTON
& LUND

- Guide Price Range £450,000
- Sought After Location
- Good Sized Rear Garden
- 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 Recommended





****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 lean 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!





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

Where every attempt has been made to ensure the accuracy of the floor plan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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		

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

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