

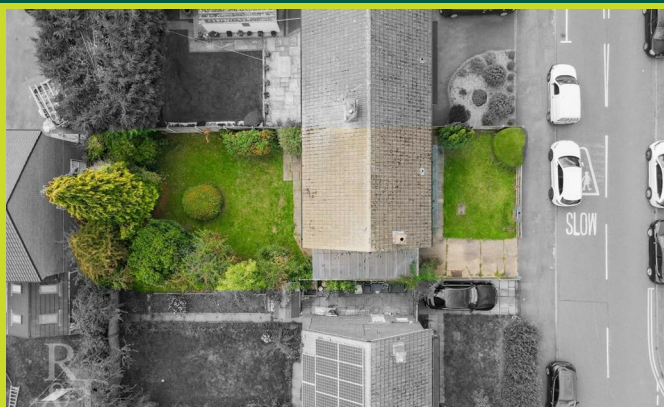


81 Stowe Avenue

West Bridgford | NG2 7HQ | Guide Price £290,000 - £300,000

ROYSTON
& LUND

- **GUIDE PRICE £290,000 - £300,000**
- Chain Free
- Downstairs w.c.
- Double glazed
- EPC Rating - D
- 3 Bedrooms 2 Reception rooms
- Car port and off road parking
- Some updating is required hence price
- Gas Fired Central Heating
- Council Tax Band -C





****GUIDE PRICE £290,000 - £300,000****

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are bars, restaurants and local shops, as well as having excellent transport links and being in the catchment area for well regarded schools, this property would be a great fit for a growing family.



Ground floor accommodation comprises of an entrance porch, generous size hallway providing stairs to the first floor and doors to both reception rooms. The living room is a great size with rear aspect French opening doors to the rear garden. The kitchen is ample in size with a range of cupboards work tops and hob with plenty of room to add further freestanding appliances. Off of the kitchen is a lobby with door to downstairs W.C and side door to the carport which leads to the rear garden.

To the first floor there are two well proportioned double bedrooms and an additional well-sized third bedroom. All three bedrooms share a 3 piece suite bathroom.

The property has ample off street parking due to a spacious driveway and there is a covered carport plus a lawned/garden space to the front aspect. To the rear of the property there is a low maintenance garden enjoying a great deal of seclusion for those summer months. The garden is enclosed by fenced borders.

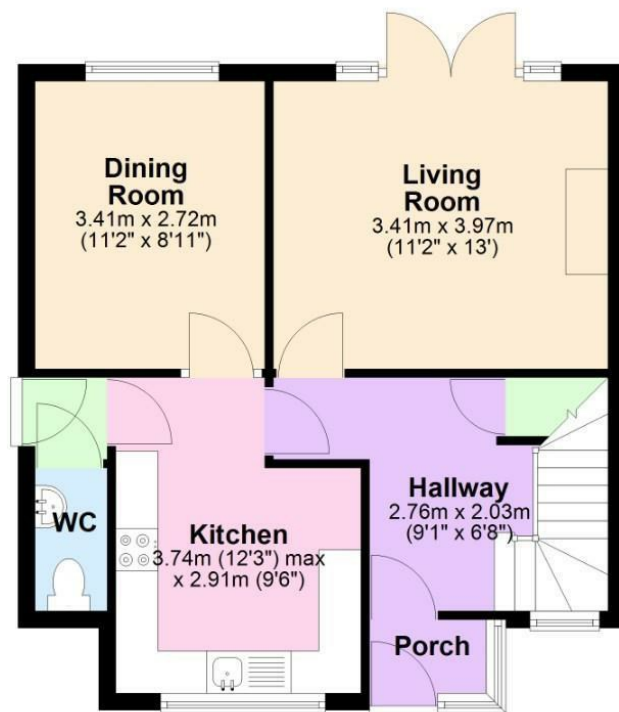


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

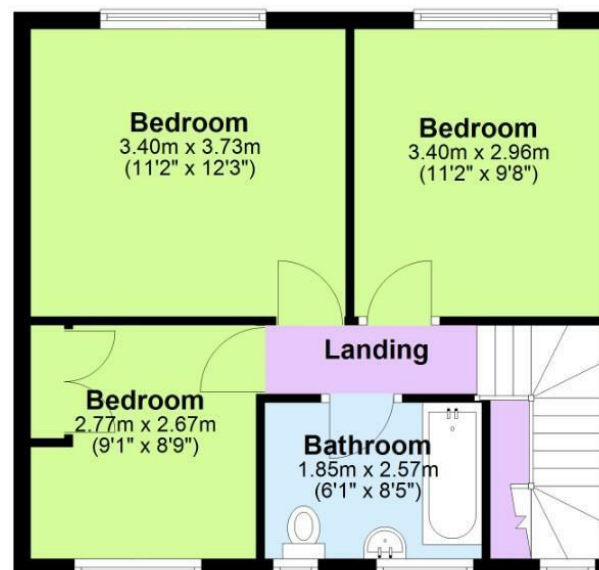
Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)

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.

ROYSTON & LUND