



R
&L

41 Henry Road

West Bridgford | NG2 7NB | £600,000

ROYSTON
& LUND

- Five Bedrooms
- Off Street Parking
- Period Correct Features
- Catchment Area For Well Regarded Schools
- EPC Rating - E
- Excellent Location
- Close By To Numerous Amenities
- Cellar Space
- Integrated Kitchen Appliances
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this Victorian FIVE bedroom semi detached property located in West Bridgford. Situated close by to numerous amenities such as being walking distance from central avenue which contains bars, pubs, as well as local shops and cafes, not to mention being in the catchment area for well regarded schools and being literally down the road from Trent Bridge Cricket Ground and Nottingham Forests City Ground. This property would be perfect for a growing family or a high quality buy to let.

Interior accommodation upon entry comprises of a period correct ample size hallway with original flooring, which grants you access to the ground floor main reception rooms. The living room is an ample size with large front aspect bay window flooding the room with natural light, and a rear aspect window overlooking the rear garden. The kitchen is a generous size with integrated kitchen appliances and breakfast bar, whilst also providing access to the rear garden. The ground floor also boasts of a downstairs WC and large under stair cellar space which is currently being used as utility and storage.

To the first floor there are three well proportioned double bedrooms, the main bedroom being a great size and has the benefit of built in wardrobes. All three bedrooms share well equipped four piece suite bathroom comprising of a separate bath and shower, along with wash basin and WC.

To the second floor landing there are two further well proportioned double bedrooms.

Facing the property there is off street parking due to a single driveway and also side access to the rear garden. To the back there is a large patio area which steps down on a lawn space, perfect for summer seating during the warmer months.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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



Total area: approx. 240.2 sq. metres (2585.5 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.

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