



16 Magpie Crescent

West Bridgford | NG2 7ZJ | Guide Price £400,000 - £450,000

ROYSTON
& LUND

- **GUIDE PRICE £400,000 ■ Three Bedrooms
- £450,000**
- Solar Panels
- Ensuite
- Integrated Kitchen Appliances
- EPC Rating - B
- EV Charger
- Ample Off Street Parking
- Downstairs WC
- Freehold - Council Tax Band - D





****GUIDE PRICE £400,000 - £450,000****

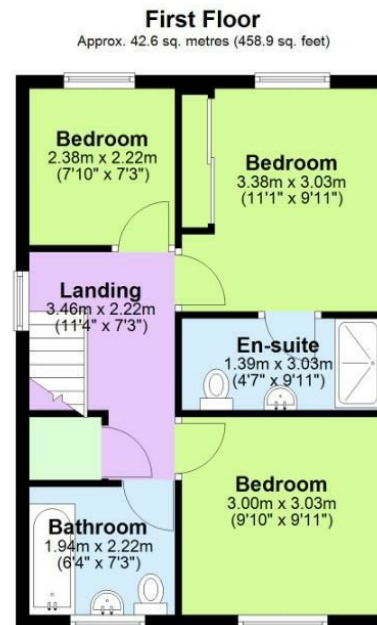
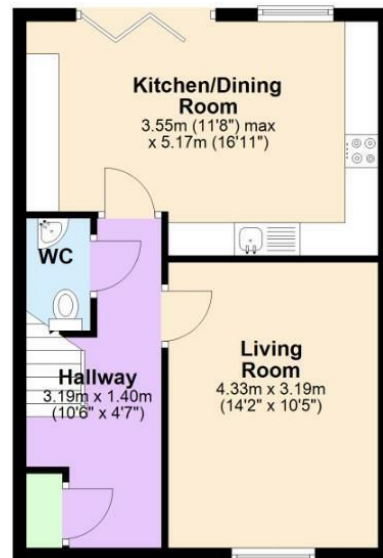
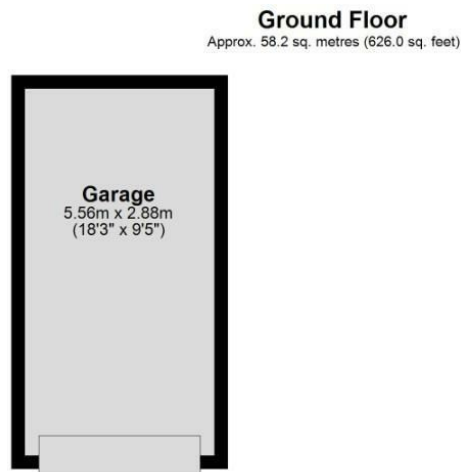
Royston and Lund are delighted to bring to the market this three bedroom detached property located in West Bridgford. Situated close by to numerous amenities such as highly sought after local schools and having excellent transport links due to being within walking distance from Wilford tram stop. Not to mention being a short drive from Central Avenue where there are local shops, bars, restaurants and major sporting venues. This property would be more than ideal for a growing family.

Interior accommodation comprises of a hallway upon entry which leads you into the reception rooms and to the first floor. The living room is a generous size with a front aspect window letting in lots of natural light. The kitchen dining room is a good size being the heart of the house with integrated appliances such as an oven, hob and extractor fan with glass splashback, as well as a fridge freezer and built in dishwasher and washing machine. The kitchen dining room further lends itself to the rear garden via bifold doors. The ground floor further boasts of a downstairs WC with wash basin and cloak cupboard.

To the first floor there are three well proportioned bedrooms. The main double bedroom having built in wardrobes and an ensuite shower room. The second bedroom being a further generous size double. The third bedroom is a single currently being used as an office. All three bedrooms have access to a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking due to a double tandem driveway leading to a large single garage. An EV Charger can be found to the side aspect of the house. To the rear of the property there is an immaculately kept patio and lawned garden perfect for the summer months, flower beds with maturer shrubbery align the garden which is enclosed by fenced borders.





Total area: approx. 100.8 sq. metres (1084.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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		

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.

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