



10 Borrowdale Close

Gamston | NG2 6PD | £240,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Integrated Kitchen Appliances
- Quiet Cul De Sac Location
- Close By To Numerous Amenities
- EPC Rating - TBC
- Well Presented Throughout
- Ample Off Street Parking
- Perfect Opportunity For First Time Buyers
- Excellent Transport Links
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located down a quiet cul de sac in Gamston. Situated close by to numerous amenities such as local shops and pubs. Not to mention being a short drive from West Bridgfords Central Avenue. This property would be a great fit for first time buyers or a growing family.

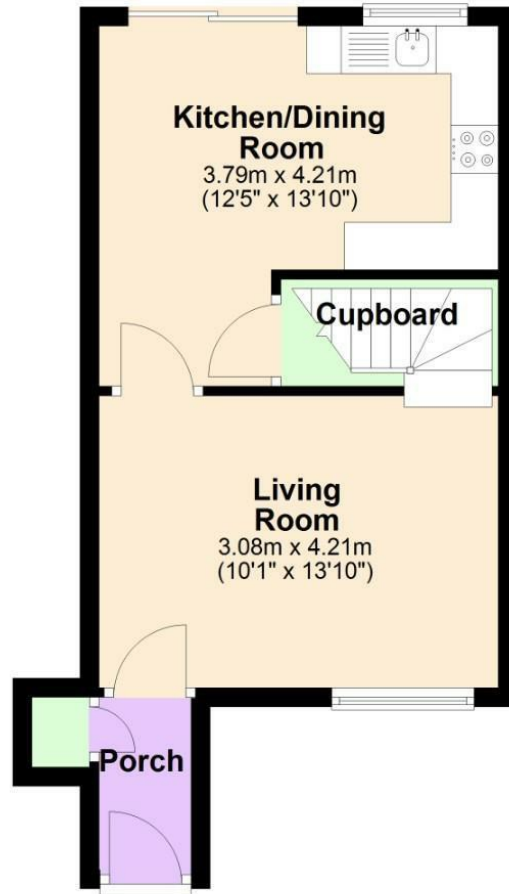
Ground floor accomodation comprises an initial porch upon entry that leads into the generous size main reception room which showcases a front aspect window flooding the space with natural light whilst granting access to the first floor and kitchen dining room. The kitchen boasts high quality base and wall units that house integrated appliances such as an oven, hob and extractor fan along with more than enough room to add further freestanding appliances. The adjoined dining area shows more than enough room for the family and leads you to the rear garden through sliding doors. The ground floor is completed with under stair storage.

To the first floor there are two well proportioned double bedrooms that share a tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

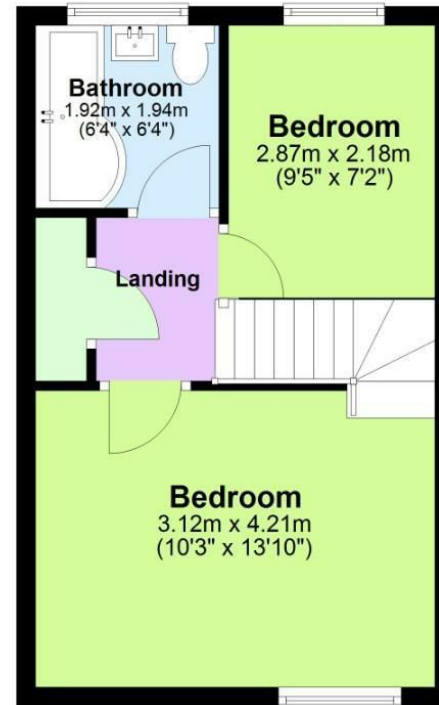
Facing the property there is ample off street parking via a spacious driveway fitting two vehicles. To the rear there is a patio area to start off from the sliding doors to the dining area which leads onto lawn space and in turn displays a raised bed to the rear aspect comprising mature shrubbery and established tree. The rear as a whole is enclosed with fenced borders.



Ground Floor
Approx. 31.7 sq. metres (341.5 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**