

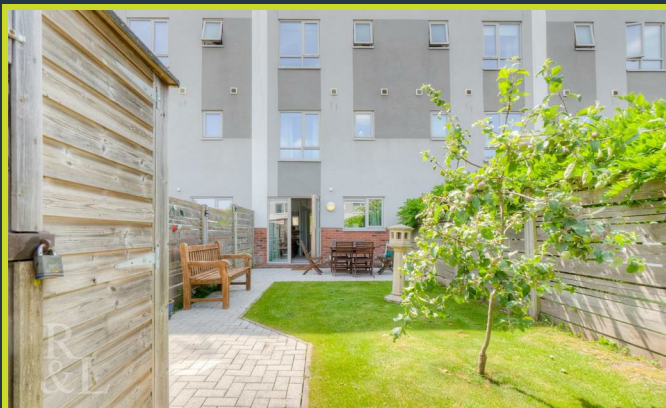


302 Bathley Street

| NG2 2FU | Guide Price £325,000 - £350,000

ROYSTON
& LUND

- **GUIDE PRICE - £325,000 - £350,000**
- Four Bedrooms
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- **NO CHAIN**
- Integrated Kitchen Appliances
- Ensuite
- Excellent Transport Links
- Freehold - Council Tax Band - C





****GUIDE PRICE - £325,000 - £350,000****

****NO CHAIN****

A fantastic opportunity to purchase a contemporary Eco friendly four bedroomed end townhouse located on the Embankment side of The Meadows offering accommodation set over three floors and with an impressive balcony/roof terrace with views to the River Trent. The property has triple glazing and a mechanical heat ventilation system,

With easy access to Nottingham City centre and West Bridgford and just a short walk to the Tram stop, we would recommend early viewing as we expect a high level of interest.

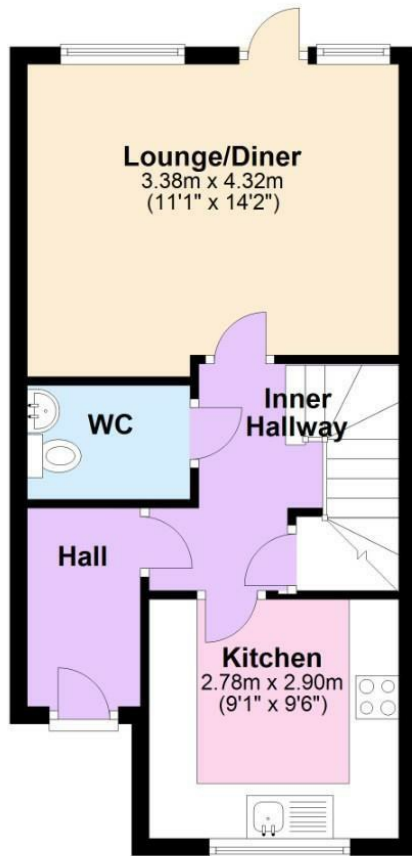
In brief ground floor accomodation comprises of an entrance hallway that lends itself to the kitchen area with integrated appliances and high quality work surfaces. The living room is a generous size and grants access to the rear garden. The ground floor further benefits from a downstairs WC. To the first floor there is an ample size double bedroom that is currently being used as a dining room, this room boasts of a juliette balcony. The first floor also consists of a further great size double bedroom and a three piece family bathroom. To the second floor there are two further bedrooms, the main second floor bedroom has the convenience of an ensuite shower room. The further bedroom is a good size single. The second floor also features a balcony/roof terrace perfect for the summer months.

Facing the property there is ample off street parking due to your own private single parking space. To the rear of the property there is well kept garden with patio and lawn space. The rear garden is enclosed by fenced borders.



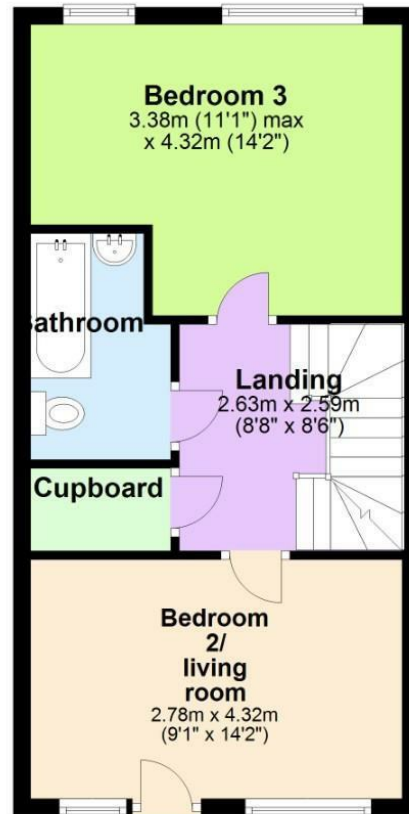
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Second Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(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 CO2 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 CO2 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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