



1 Priory Avenue

Tollerton | NG12 4EE | £310,000 - £325,000

ROYSTON
& LUND

- Guide Price £310,000 - £325,000
- Open plan kitchen diner
- Parking for two cars
- South facing rear garden
- Council Tax - C
- Three bedroom Semi Detached family home
- Utility room
- En-suite to main bedroom
- EPC rating - D
- Viewing recommend





Guide Price Range £310,000 - £325,000

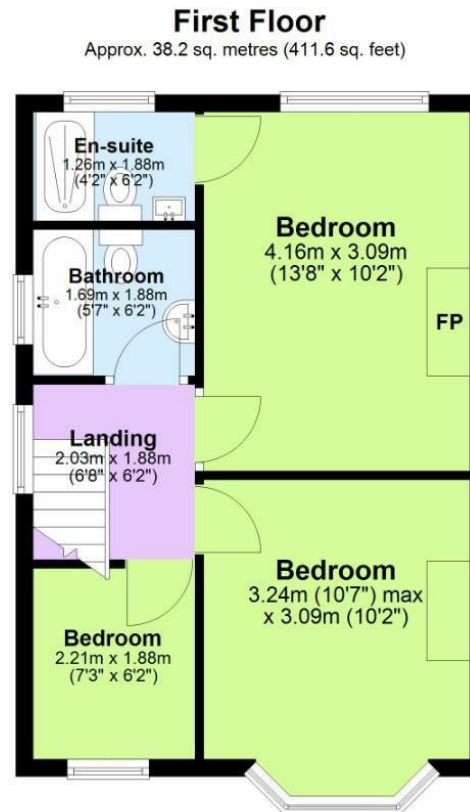
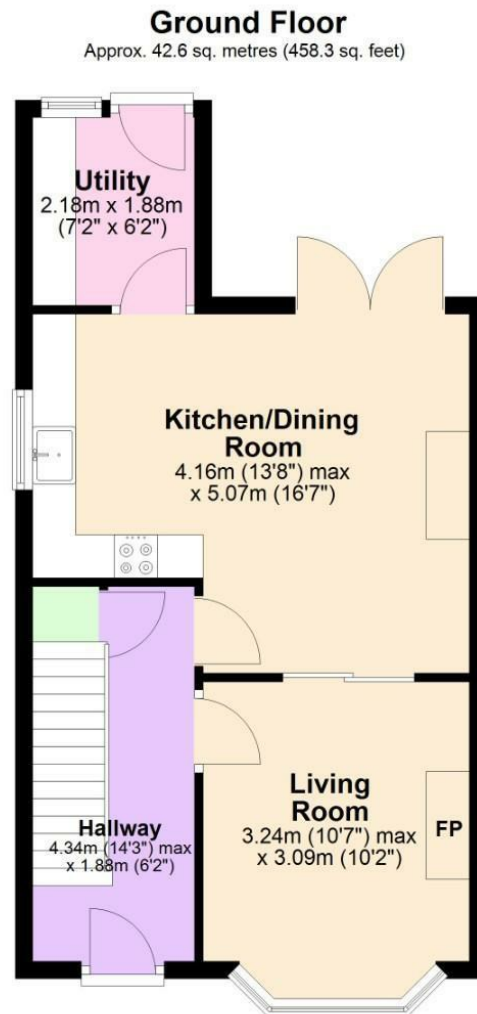
Royston & Lund are delighted to present this well-presented traditional style semi-detached house situated in the village of Tollerton. The amenities nearby include a well-regarded primary school, award winning community pub and local shops. There is also the benefit of the A52 nearby which is ideal for commuters.

Upon entering the property through the open porch, you are greeted by the entrance hall which provides access to the accommodation over both floors. The lounge is a nicely-sized reception room with a front facing bay window providing natural light throughout and pocket doors giving access to the open plan kitchen and dining room benefits from French doors into the rear garden and has enough space to hold a dining table and chairs for a large family.. The kitchen includes a range of units, countertops, integrated appliances including dishwasher and oven as well as a door giving access to the utility room where there is plumbing for the washing machine..

To the first floor there are three bedrooms, two as doubles. The main bedroom has an en-suite shower room with toilet, walk-in cubicle and wash hand basin. There is also a family bathroom which benefits from a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, there is an enclosed rear garden with patio area, lawn space and fenced boundaries. To the front there is a driveway providing off-street parking.





Total area: approx. 80.8 sq. metres (869.8 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		
	65	79
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.

**ROYSTON
& LUND**