



61 Woodward Street

Meadows | NG2 2LB | Guide Price £230,000 - £250,000

ROYSTON  
& LUND

- Two Bedroom Mid Terrace Town House
- Open Plan Living And Dining Room
- Galley Kitchen With Integrated Appliances
- Excellent Transport Links
- EPC Rating - D
- Immaculately Presented Throughout
- Spacious Modern Four Piece Suite Bathroom
- Close By To Numerous Amenities
- Private Garden
- Freehold - Council Tax Band - A





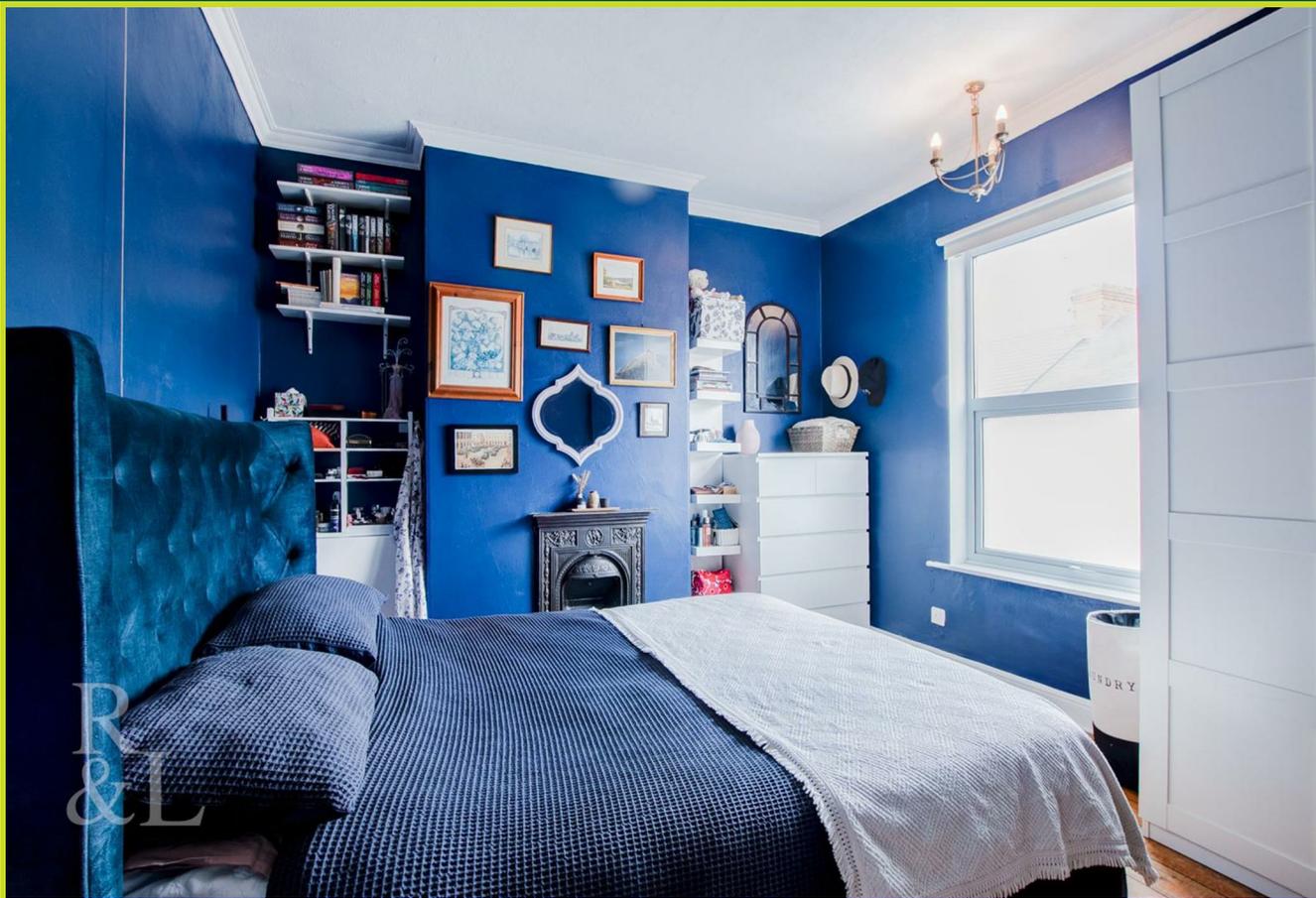
GUIDE PRICE \*\*£230,000 - £250,000\*\*

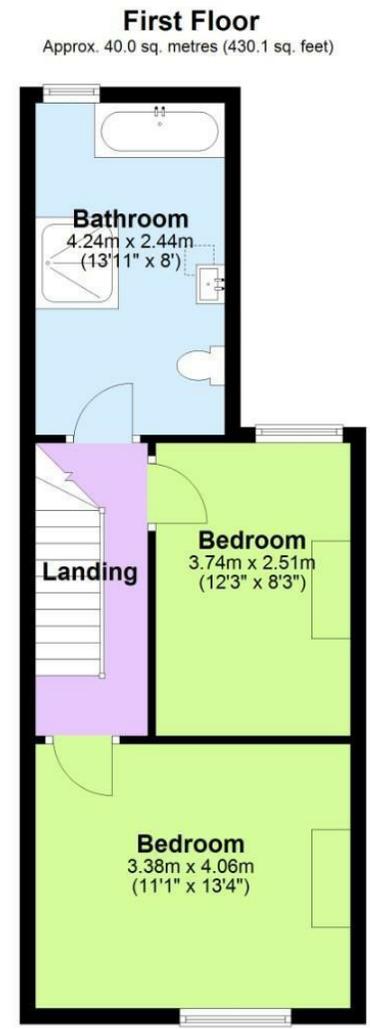
A well appointed two bedroom mid terrace property located in the Meadows. Situated a short drive from numerous amenities such as Central Avenue in West Bridgford and Nottingham City Centre where you will find local shops, bars and restaurants. Not to mention excellent transport links to the surrounding areas and via Nottingham Train Station. This property would be an excellent fit for first time buyers or a high quality buy to let.

Ground floor accommodation comprises the living room upon entry which showcases a front aspect window flooding the room with natural light, pieced together with a bricked fireplace. The living room leads into the dining room through an opening and provides more than enough room to accommodate family and friends making the initial reception rooms open plan. Off from the dining room is the galley kitchen which displays high quality base and wall units housing integrated appliances such as an oven, hob and extractor fan along with a cottage style exposed belfast sink along with more than enough room to add further freestanding appliances. The kitchen grants access to the rear garden via a back door. The ground floor is completed with under stair storage.

To the first floor there are two well proportioned double bedrooms. The master bedroom to the front aspect with window overlooking the front elevation pieced together with a period fireplace. The second bedroom overlooking the rear garden. Both bedrooms share a four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is on street parking and to the rear there is a courtyard area to start off from the kitchen which leads onto your own private garden to the rear aspect showing flower bedding and patio areas and storage shed which is enclosed by fenced borders.





Total area: approx. 79.9 sq. metres (860.2 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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