



7 Little Hayes

West Bridgford | NG2 7RT | Guide Price £550,000 to £600,000

ROYSTON
& LUND

- Guide price range: £550,000 to £600,000
- Four Spacious Bedrooms
- En suite To Master Bedroom
- Kitchen Diner & Separate Dining Room
- Large Utility Room & Downstairs W.C.
- Sought After Location
- Would Benefit From Some Modernisation
- EPC Rating C
- Council Tax E
- No Upward Chain





GUIDE PRICE RANGE: £550,000 to £600,000

Royston and Lund are proud to offer to the market this charming four bedroom detached family home located in a cul-de-sac in Compton Acres, West Bridgford with no upward chain. The property would benefit from some modernisation / refurbishment and has been priced accordingly. The property is situated within the catchment area of some highly regarded primary and secondary schools.

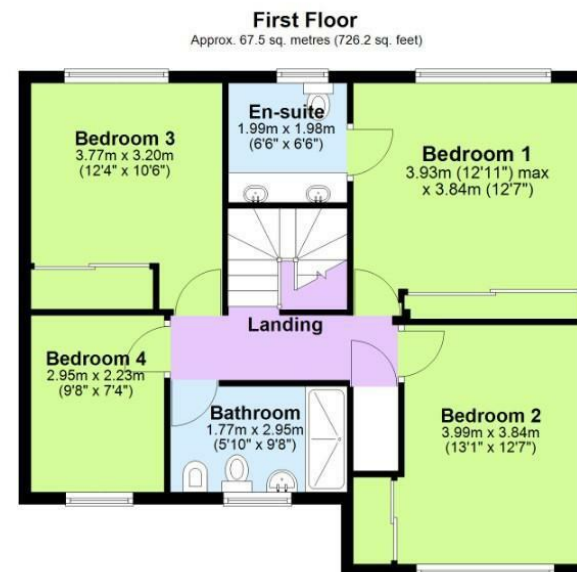
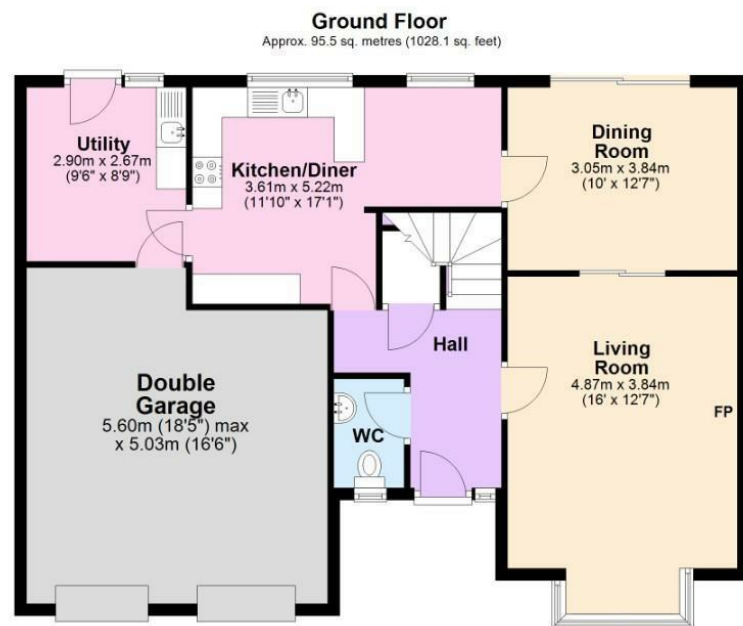
Briefly comprises of an entrance hall, downstairs WC, lounge, dining room, kitchen diner, large utility room. To the first floor there is a spacious landing, four bedrooms with an en-suite to the main bedroom and a family bathroom.

Externally, there is a driveway providing off-road parking for two cars, double integral garage, gardens to the front, side and rear of the property.

Situated within easy walking distance of the local shopping precinct where you can find a wealth of local amenities and public transport links nearby.

No upward chain





Total area: approx. 163.0 sq. metres (1754.3 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		
	69	75

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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
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