

SUPERIOR HOMES

ROYSTON & LUND



143 Rutland Road

West Bridgford | NG2 5DY

Guide Price £475,000

VERSATILE LIVING ACROSS THREE FLOORS

Royston and Lund are delighted to bring to the market this four bedroom semi detached property in Lady Bay West Bridgford. Situated close to numerous amenities just a walk or even just a short drive away to Central Avenue where there are pubs, restaurants, and local shops, as well as being in the catchment area for highly sought after schools. This property is perfectly ideal for a growing family or a buy to let.

In brief ground floor accommodation consists of an ample size living room with a large front aspect bay window letting in lots of natural light, pieced together with a stylish fireplace that has potential to be converted. The kitchen dining room is a generous size with integrated appliances such as oven hob and extractor. The Kitchen area also boasts a breakfast bar as well as a dining area perfect for family time. Both the kitchen and dining area grant access to the rear garden via sliding and french opening doors. The ground floor benefits from under stair storage and downstairs WC.

To the first floor there are three bedrooms, the main bedroom is a double with built in wardrobes and a sleek mounted media system containing TV and plug sockets. The second bedroom is also double and the third is a single situated over the stairs. All three bedrooms share a three piece suite bathroom.

The second floor contains a further double bedroom with plenty of storage and has the convenience of a WC.

Facing the property there is a single driveway with space for off street parking and to the rear of the property there is a decking area to start which leads down into the lawn which consists of flower beds, mature shrubbery, wooden sheds and a further decking area perfect for a sun trap.

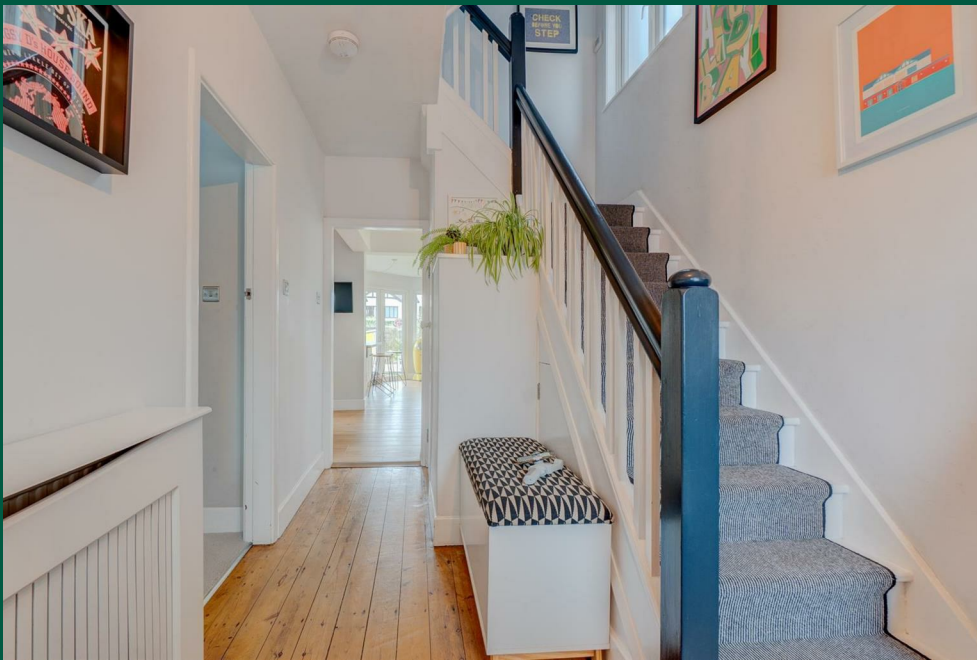




- Four Bedroom Semi Detached Family Home
- Three Stories
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Downstairs WC
- Ample Off Street Parking
- Built in Wardrobes
- Amenities Close By
- EPC Rating - D
- Freehold - Council Tax Band - C







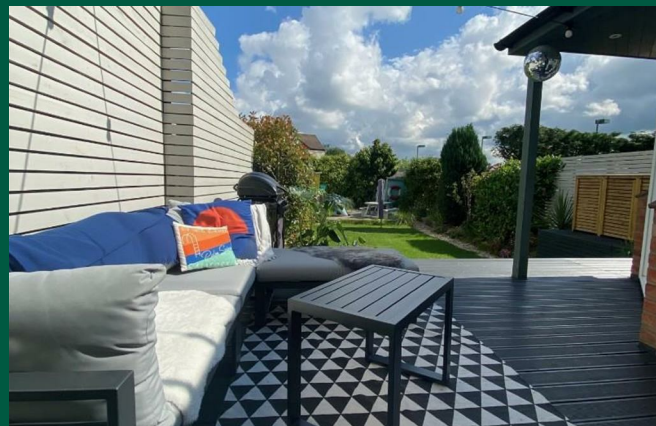




Lady Bay is well-connected to Nottingham's city centre, making it a convenient location for people working or studying in the city. The suburb has good transport links, including regular bus services and the nearby West Bridgford railway station, offering direct access to Nottingham and surrounding areas.



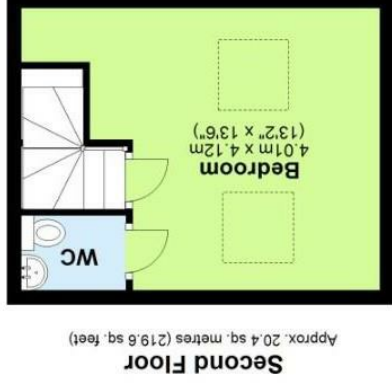
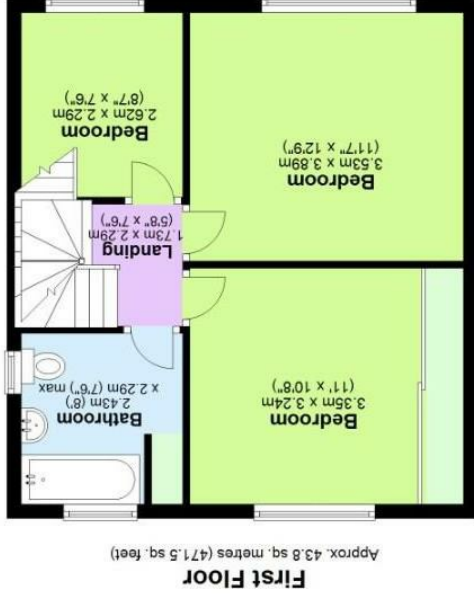
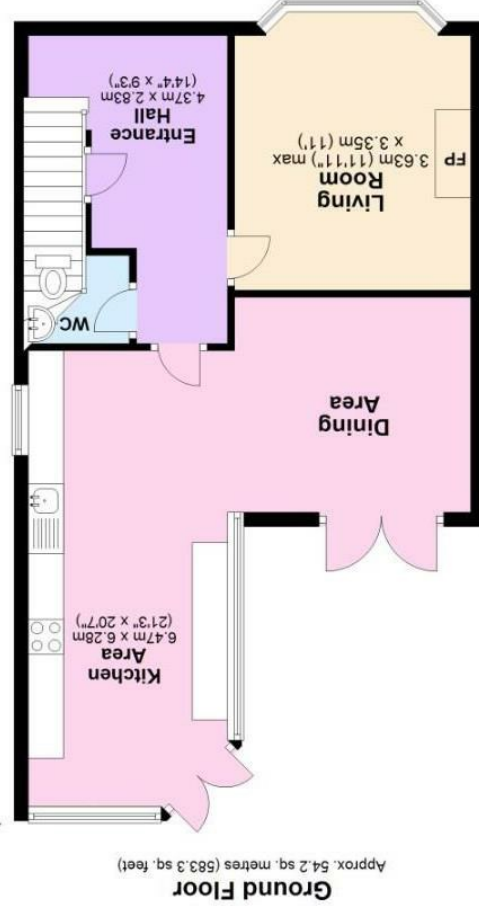
One of the defining features of Lady Bay is its proximity to the River Trent, which provides scenic views and opportunities for walking, cycling, and other outdoor activities along the riverbanks.



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.

Where every attempt is taken to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken on any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Total area: approx. 118.4 sq. metres (1274.4 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - lower running costs	Very environmentally friendly - higher CO2 emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(69-80) C	(69-80) C
(21-38) F	(21-38) F	(81-91) B	(81-91) B
(1-20) G	(1-20) G	(92 plus) A	(92 plus) A
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Current	Current	Current
Potential	Potential	Potential	Potential

EPC

