



22 Hobart Close

| NG2 2FW | Guide Price £250,000

ROYSTON
& LUND

- Three Bedrooms; Sold With No Upward Chain
- Close By To Numerous Amenities
- Downstairs WC
- Integrated Kitchen Appliances With Room For Freestanding
- EPC Rating - D
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Outdoor Storage Space
- Opportunity For First Time Buyers
- Freehold - Council Tax Band - A





GUIDE PRICE £250,000

NO CHAIN

Royston and Lund are delighted to bring to the market this three-bedroom semi detached property located in the Meadows. Situated close by to numerous amenities being a short drive from the city centre and West Bridgford as well as having excellent transport links such as ideal bus routes and being close to Nottingham train station, not to mention being within walking distance from the tram. This property would be a great fit for first time buyers or working professionals.

Ground floor accommodation comprises of a generous size living room with a front aspect window flooding the room with natural light. The kitchen/diner is of considerable size with integrated appliances such as an oven, hob and extractor fan with plenty of space to add your own free-standing appliances. The ground floor also boasts of a downstairs WC located under the stairs.

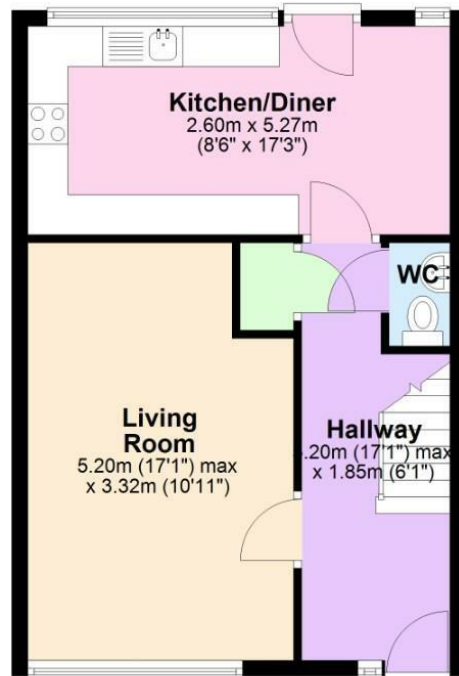
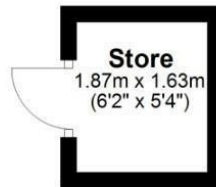
To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two are generous size doubles. The third bedroom is an over stair single. All three bedrooms share a three piece suite bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property there is on street parking and a lawn area to the front which is aligned by fenced borders. To the rear of the property there is a patioed garden perfect for seating in the summer months, with steps leading up to an additional patio space. The garden itself has mature shrubbery, a bricked storage shed and is enclosed by fenced boundaries.



Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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 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		

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& LUND**