

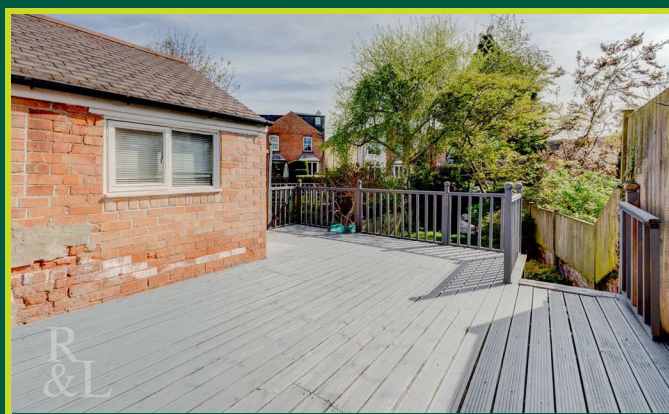


15 Edward Road

West Bridgford | NG2 5GE | Offers Over £395,000

ROYSTON
& LUND

- OFFERS OVER £395,000
- Ensuite
- Built In Wardrobes
- Close By To Numerous Amenities
- EPC Rating - D
- Four Bedrooms
- Downstairs WC
- Integrated Kitchen Appliances
- Excellent Transport Links
- Freehold - Council Tax Band - F





****NO CHAIN****

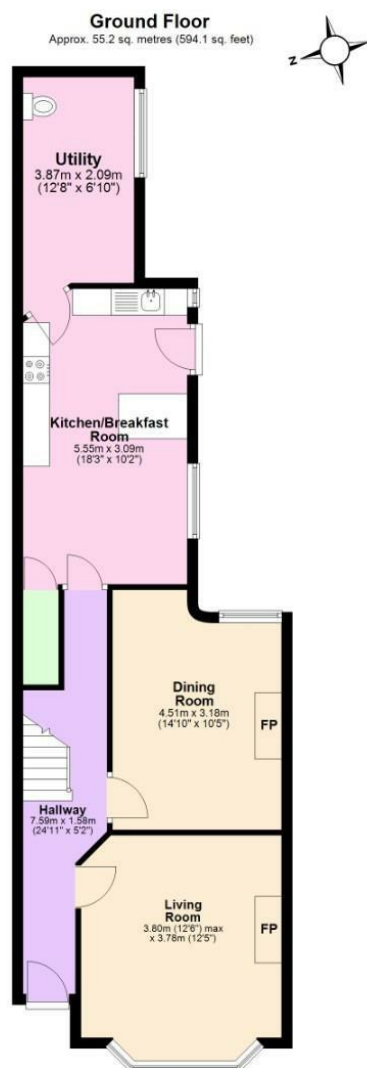
Royston and Lund are delighted to bring to the market this four bedroom detached house located in the desirable town of West Bridgford. Situated close by to numerous amenities such as local shops, pubs and restaurants being close to central avenue. This property also lies within catchment area for well regarded schools and is within close proximity to excellent transport links, so a great fit for a growing family.

Ground floor accomodation comprises of a generous size living room with a front aspect bay window flooding the room with natural light, pieced together with a gas fireplace. The dining room is a good size with more than enough room to entertain family and friends. The kitchen/breakfast room is an ample size with integrated appliances such as an oven, gas hob, and extractor fan with room to add further freestanding and grants access to the rear garden via side door. Just off from the utility room is a utility room/WC for added convenience. The ground also benefits from under stair storage.

To the first floor there are three well proportioned double bedrooms. The main bedroom benefitting from built in wardrobes. All three bedrooms on the first floor have the use of a sleek three piece suite bathroom. To the second floor there there is a further generous size double bedroom with skylights letting in natural light and the benefit of an ensuite shower room.

Facing the property there is on street parking and to the rear there is an excellent size decking area perfect for summer seating which then steps down onto the lawn enclosed by bricked and fenced borders.



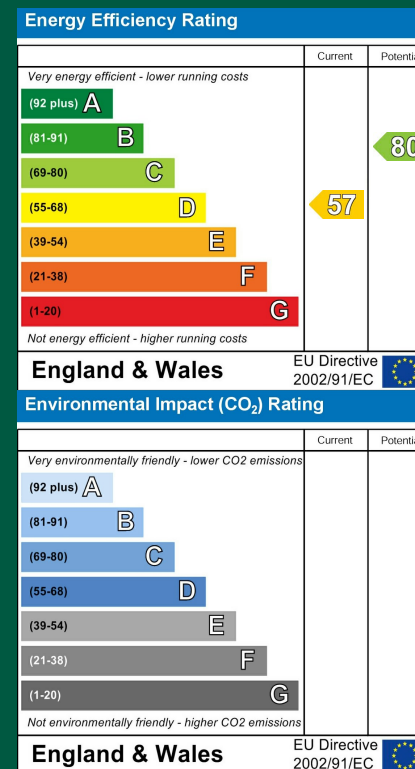


Total area: approx. 133.8 sq. metres (1440.6 sq. feet)

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EPC



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