



20 Stowe Avenue

West Bridgford | NG2 7HR | Guide Price £300,000 - £330,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £300,000 - £330,000\*\*
- Ample Off Street Parking
- Versatile Living Space
- Catchment Area For Well Regarded Schools
- EPC Rating - B
- Three Double Bedrooms
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £300,000 - £330,000\*\***

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are bars, restaurants and local shops, as well as having excellent transport links and being in the catchment area for well regarded schools, this property would be a great fit for a growing family.

Ground floor accommodation comprises of a generous size hallway providing stairs to the first floor and doors to both reception rooms. The living room is a great size with a front aspect window flooding the room with natural light, pieced together with a stylish fireplace and French opening doors to the rear aspect granting access to the rear garden. The kitchen diner is ample in size with integrated kitchen appliances such as an eye level oven and hob with plenty of room to add further freestanding appliances.

To the first floor there are two well proportioned double bedrooms and an additional well-sized third bedroom acting as a versatile space that can be used for storage, walk-in wardrobe or an office for example. The main bedroom benefits from built in wardrobes. All three bedrooms share a bathroom and separate WC.

Facing the property there is ample off street parking due to a spacious driveway and there is a lawned/garden space to the front right aspect. To the rear of the property there is a low maintenance garden with a patio to start providing summer seating area, leading up to a neatly kept lawn space furthermore having additional seating to back left aspect of the garden for those summer months. The garden is enclosed by fenced borders.





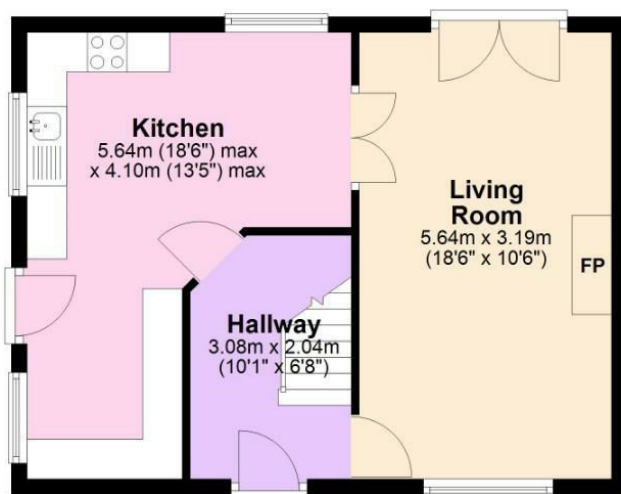


## EPC

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		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

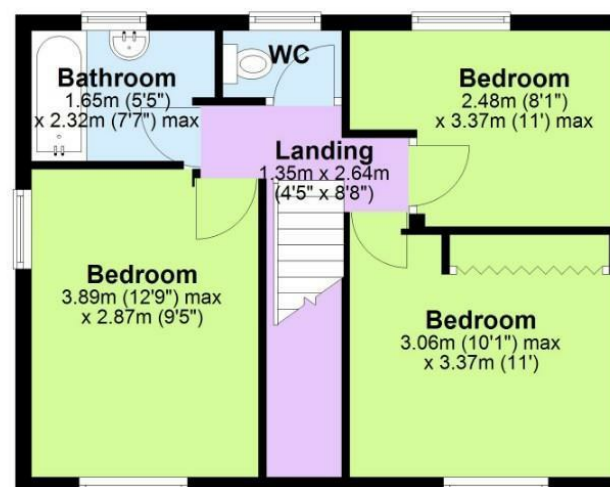
### Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 83.3 sq. metres (896.9 sq. feet)

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.

# ROYSTON & LUND