



358 Haydn Road

| NG5 1EA | Guide Price £325,000 - £350,000

ROYSTON
& LUND

- **GUIDE PRICE £325,000 - £350,000**
- Immaculately Presented
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - B
- FIVE BEDROOMS
- High Quality Fixtures and Fittings
- Principle Bedroom With Ensuite
- Excellent Transport Links
- Freehold - Council Tax Band - D





****GUIDE PRICE £325,000 - £350,000****

Royston and Lund are delighted to bring to the market this five bedroom immaculately presented end terrace town house located in Arnold. Situated close by to numerous amenities such as local shops, pubs and restaurants as well as having excellent transport links into the city centre and being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accommodation comprises of a generous size L shape reception room which leads down into the kitchen, this space in general is a generous size perfect for the family. The kitchen has high quality fixtures and fittings with integrated appliances such as an integrated gas hob, oven, and extractor fan, along with a built in dishwasher with more than enough room to add further freestanding appliances. The living room room furthermore grants access to the rear garden via a back door. The ground floor additionally boasts of a downstairs WC and under stair storage.

To the first floor there are two well proportioned double bedrooms, one having a Juliette balcony. Both bedrooms have access to a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

To the second floor there are a further three bedrooms. The principle bedroom having an ensuite three piece bathroom and dual aspect Juliette balconies. The remaining bedrooms, one being a well proportioned double and a spacious single.

Facing the property there is allocated parking for two vehicles and a pathway leading to the front door. To the rear of the property there is a low maintenance garden area consisting of patio space perfect for the summer months and family BBQ's. Stoned bedding and aligned flower bed complete this space. you can exit to the rear of the garden via a back door. The rear is enclosed by fenced borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		

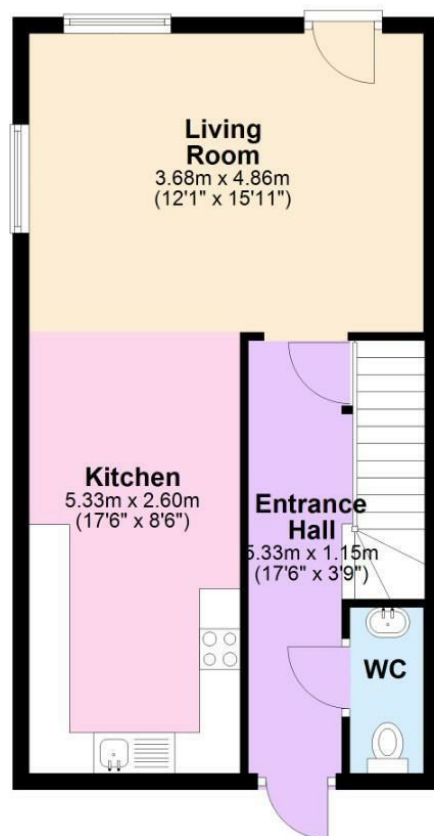
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

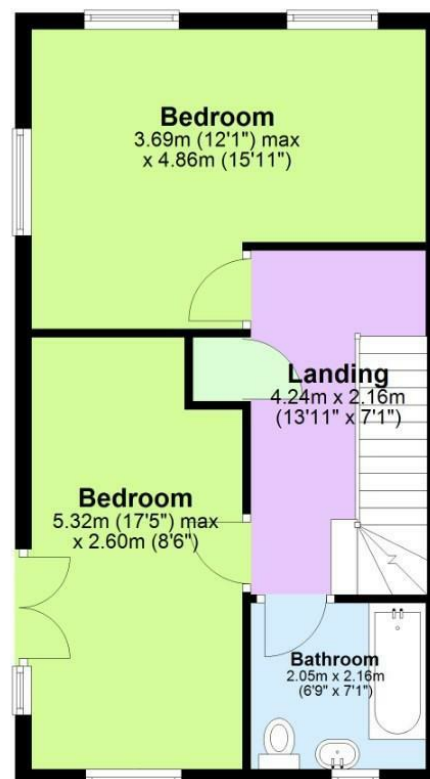
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

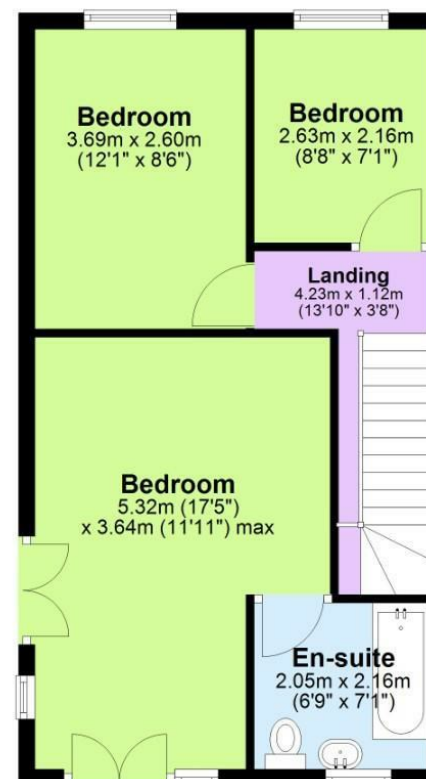
Ground Floor
Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor
Approx. 44.2 sq. metres (476.2 sq. feet)



Second Floor
Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 132.7 sq. metres (1428.6 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.

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