

1 Priory Avenue

Tollerton | NG12 4EE | £310,000 - £325,000

ROYSTON & LUND

- Guide Price £310,000
  Three bedroom Semi - £325,000
- Open plan kitchen diner
- Parking for two cars
- South facing rear garde<u>n</u>
- Council Tax C

- Detached family home
- Utility room
- En-suite to main bedroom
- EPC rating D
- Viewing recommend

















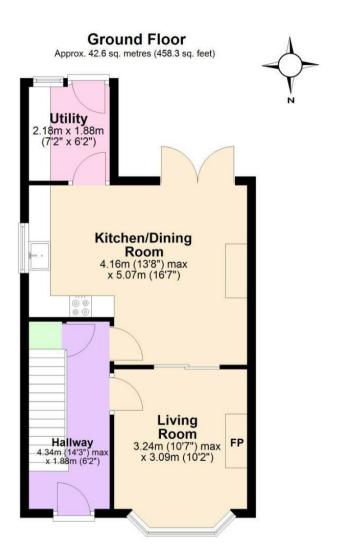
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Royston & Lund are delighted to present this well-presented traditional style semi-detached house situated in the village of Tollerton. The amenities nearby include a well-regarded primary school, award winning community pub and local shops. There is also the benefit of the A52 nearby which is ideal for commuters.

Upon entering the property through the open porch, you are greeted by the entrance hall which provides access to the accommodation over both floors. The lounge is a nicely-sized reception room with a front facing bay window providing natural light throughout and pocket doors giving access to the open plan kitchen and dining room benefits from French doors into the rear garden and has enough space to hold a dining table and chairs for a large family.. The kitchen includes a range of units, countertops, integrated appliances including dishwasher and oven as well as a door giving access to the utility room where there is plumbing for the washing machine..

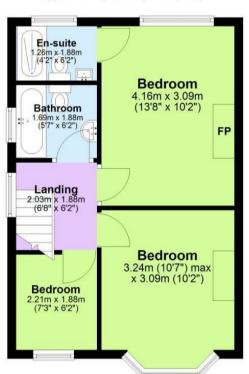
To the first floor there are three bedrooms, two as doubles. The main bedroom has an en-suite shower room with toilet, walk-in cubicle and wash hand basin. There is also a family bathroom which benefits from a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, there is an enclosed rear garden with patio area, lawn space and fenced boundaries. To the front there is a driveway providing off-street parking.



## First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.8 sq. feet)

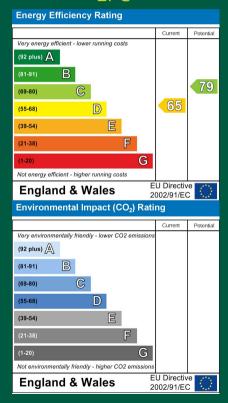




naea | propertymark



## **EPC**



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