

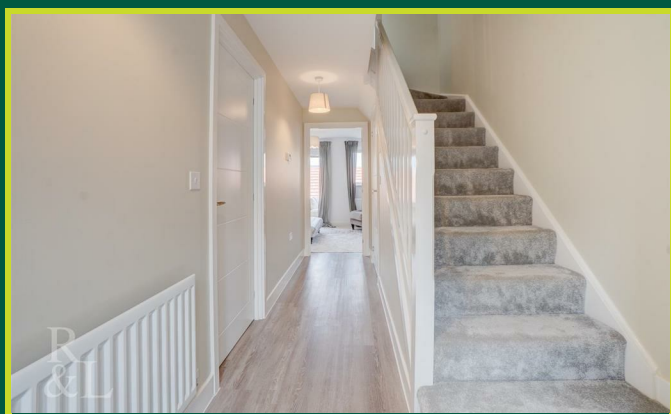


11 Coralin Place

Edwalton | NG12 4LS | Guide Price £295,000

ROYSTON
& LUND

- Guide Price £295,000 - £305,000
- Beautifully Presented
- Downstairs W.C
- Popular Development
- EPC B, Council Tax B, 8 Years left on NHBC
- Semi Detached Property Only 2 Years Old
- 2 Double Bedrooms
- Off Road Parking to the side with EV charger
- Lounge overlooking the rear Garden
- Viewing Recommended





Guide Price Range £295,000 - £305,000

A beautifully presented two bedroom semi detached property located in Edwalton only 2 YEARS OLD. Situated close by to numerous amenities such as well regarded local schools whilst also being a short drive from West Bridgford where there are bars, restaurants and local shops Along with excellent transport links into the City Centre. This property would be an excellent fit for a growing family.



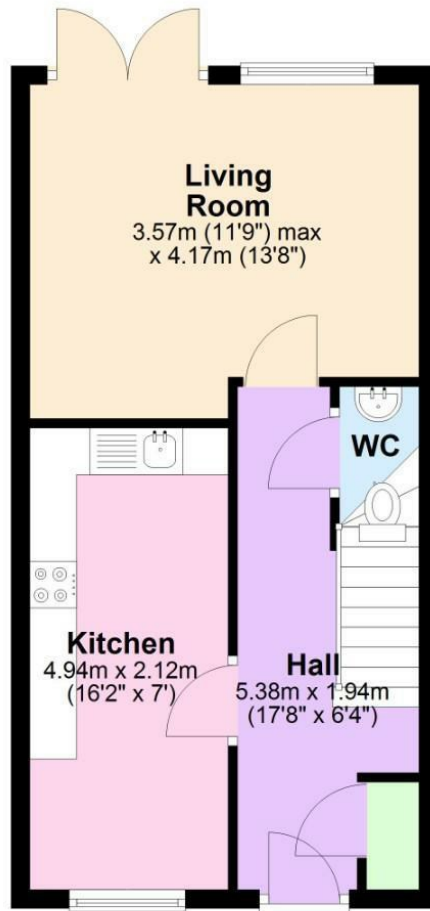
Interior accommodation consists of a hallway upon entry that lends itself to the reception rooms. The kitchen is an ample size with a dining area and integrated kitchen appliances with high quality fixtures and fittings. The Living room to the rear aspect is a great size and provides access to the rear garden via French doors. The ground floor further boasts of a downstairs WC.

To the first floor there are two well proportioned double bedrooms both with built in storage space that share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

There is a lovely terrace patio with steps down to a lawned garden area. The property has two parking spaces located at the side of the property where there is an EV charger.

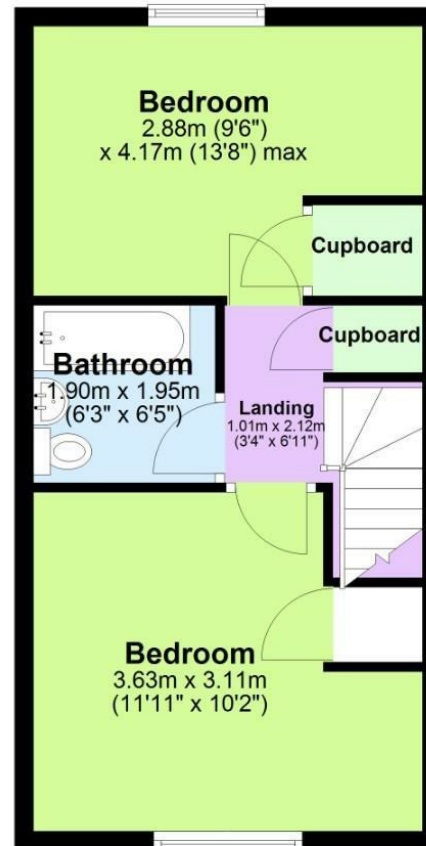
Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 71.7 sq. metres (772.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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		

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**