



380 Broxtowe Lane

| NG8 5ND | Offers Over £199,950

ROYSTON  
& LUND



- Three Bedroom Terrace
- Modernised Bathroom
- Ample Size & Low Maintenance Garden
- Development Potential
- EPC Rating - D
- Airy & Bright Kitchen Space
- Ideal for Growing Families
- Own Private Drive
- Local Amenities
- Council Tax Band - A







\*\*\*OFFERS OVER £199,950\*\*\*

Royston and Lund are delighted to present this stylish three bedroom terrace property with modern features benefiting from development and investment potential.

This three-bedroom terraced home offers comfortable and contemporary living. The property boasts an airy and bright kitchen space, ideal for both everyday cooking and entertaining. A modernised bathroom enhances the fresh, updated feel throughout.

All three bedrooms are of diverse sizes, providing flexible space for family living, guests, or a home office. Outside, you'll find a low-maintenance garden, perfect for relaxing or socialising, as well as a private drive offering convenient off-street parking.

Property is sold as seen except for one of the beds and there is easy access to the loft via ladder for storage.

With development potential to expand or enhance, this home is also within close reach of supermarkets, restaurants, local schools, and transport links, including a short distance from the M1, making it an ideal choice for families, professionals, or investors alike.





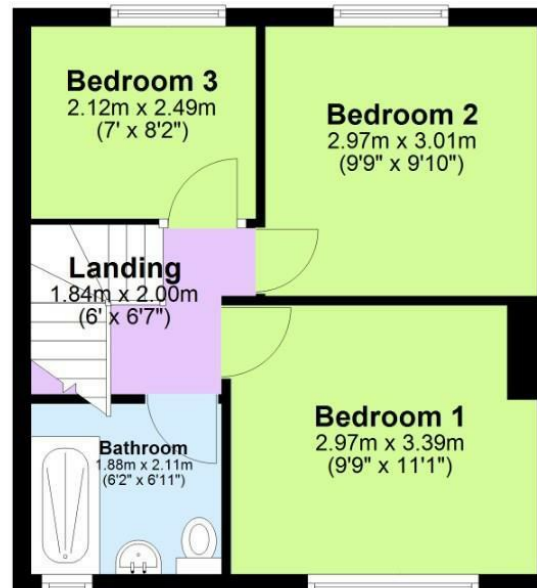
## Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



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		
	67	80
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		

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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