

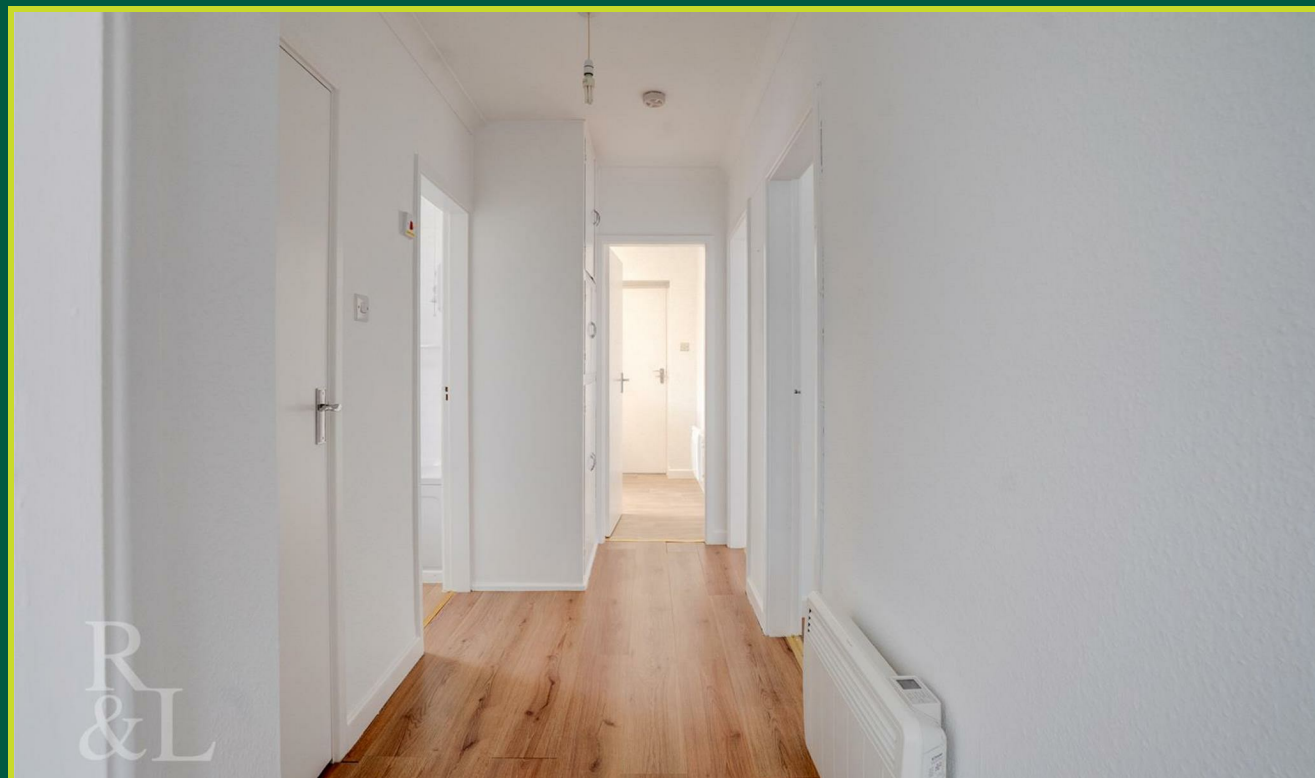


91 Stowe Avenue

West Bridgford | NG2 7HQ | Guide Price £167,000

ROYSTON
& LUND

- NO CHAIN
- Two Bedroom Ground Floor Apartment
- Opportunity For First Time Buyers
- Close By To Numerous Amenities
- EPC Rating - D
- Immaculately Presented
- Fully Refurbished
- Off Street Parking
- Excellent Transport Links
- Council Tax Band - A





A two bedroom ground floor apartment located in West Bridgford which is situated close by to numerous amenities being a short drive from Loughborough Road shops and Central Avenue where there are pubs, restaurants, as well as excellent transport links, Rushcliffe Arena and David Lloyd Leisure Club

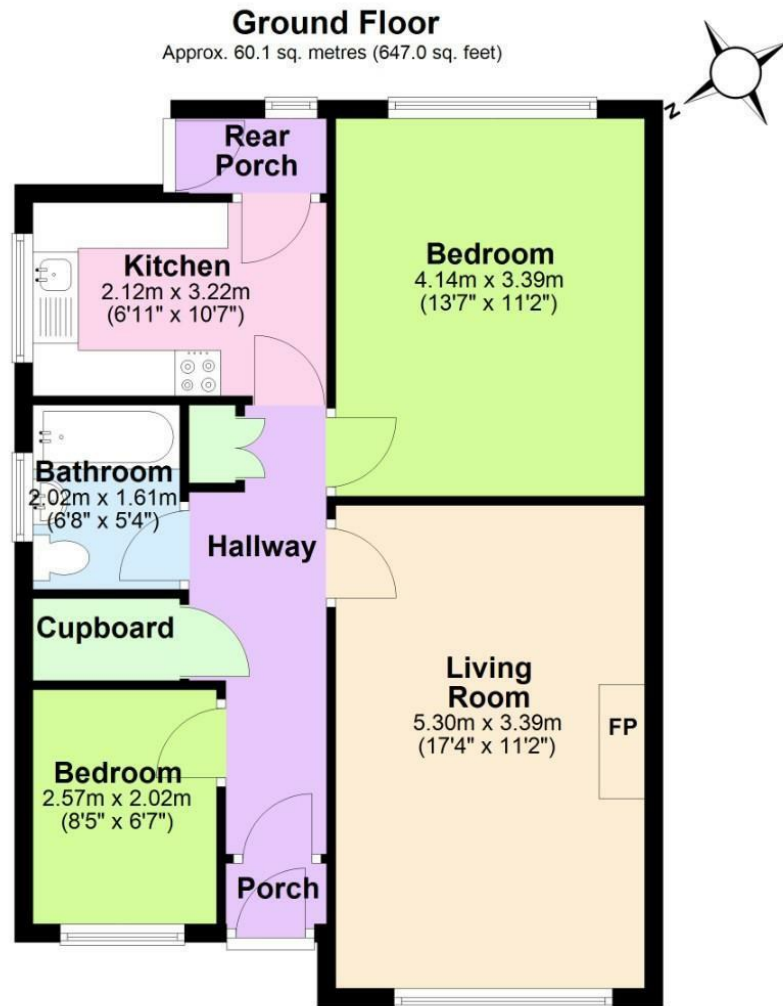
Interior accommodation comprises of a hallway which leads you into the living room, bedrooms, kitchen and bathroom. The living room is a generous size with a front aspect window flooding the room with natural light, pieced together with an electric fireplace. The kitchen is ample in size and has more than enough room to fit freestanding appliances. Off from the kitchen is a rear porch which leads to the driveway and to the rear of the property, where there is a small patio courtyard area..

Both bedrooms are a good size, one being a double the second being a single which both share a modern three piece suite bathroom.

Property benefits from electric storage heating and UPVC double glazing. This property would be a perfect fit for first time buyers or working professionals.

KINDLY NOTE: The current owner owns 50% of the freehold interest of this leasehold property and the owner has advised that they own 50% of the shared driveway which can park 1 to 2 vehicles. We have also been advised by the seller that there is no lease service charge and that there is active building insurance.





Total area: approx. 60.1 sq. metres (647.0 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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