



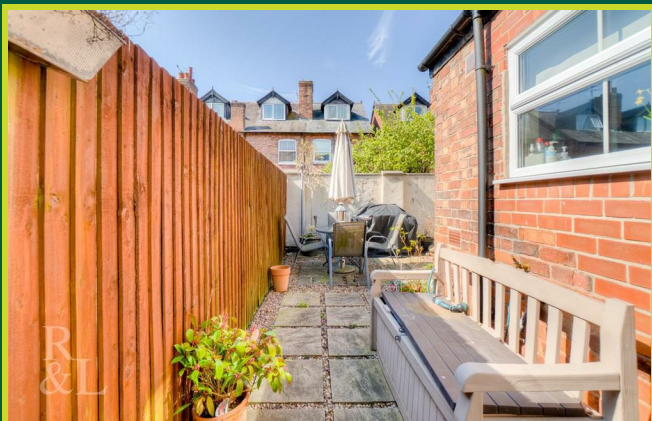
100 Woolmer Road

| NG2 2FD | Guide Price £220,000

ROYSTON
& LUND

- EXCELLENT LOCATION
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Three Storeys
- Excellent Transport Links
- Well Presented
- Freehold - Council Tax Band - A





LOCATION LOCATION LOCATION

Royston and Lund are delighted to bring to the market this three bedroom end terrace property located in the Meadows. Situated a short drive from the city centre and West Bridgford this property has numerous amenities on offer such as local shops, pubs restaurants as well as being in the catchment area for well regarded schools. This property would be an excellent fit for first time buyers or a growing family.

Ground floor accommodation consists of two generous sized reception rooms the first being a dining room with front aspect window and fireplace, as well as under stair storage. The second reception being the living room with ample space to entertain family and friends. The galley kitchen is a beneficial size with integrated appliances and room to add further freestanding. The kitchen also provides access to the rear garden.

To the first floor there are two well proportioned bedrooms. The second bedroom a is well proportioned double and the third is a single that both share a modern three piece bathroom consisting of bath with shower overhead and WC with wash basin.

To the second floor there is the generous sized main double bedroom that has storage space and lets in lots of natural light via large rear aspect window.

Facing the property there is on street parking and to the rear there is a low maintenance patioed garden with space for seating perfect for the summer months



Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Second Floor

Approx. 17.3 sq. metres (185.7 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 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		
		84
	45	

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**