



24 Glapton Road

| NG2 2FN | Guide Price £199,950 - £220,000

ROYSTON  
& LUND



- \*\*\*GUIDE PRICE - £199,950\*\*\*
- Spacious Reception Rooms
- Close By To Numerous Amenities
- Three Double Bedrooms
- EPC Rating - D
- NO CHAIN
- Recently Refurbished To A High Standard
- Excellent Transport Links
- On Street Parking
- Freehold - Council Tax Band -





**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in the Meadows. Situated close by to numerous amenities being a short walk central avenue and a short journey to the city centre where there are bars, restaurants and local shops as well as being in the catchment area for well regarded schools. This property would be a great fit for first time buyers or a growing family.

Interior accomodation comprises of a generous size living room upon entry with a large front aspect bay window flooding the room with natural light pieced together with a fireplace and stairs to the first floor. The dining room is a great size and lends itself to the kitchen which has integrated appliances such as an oven, hob and extractor fan, along with room to add further freestanding. Located just off the kitchen to the rear aspect is a three piece shower room.

To the first floor there are three well proportioned double bedroom. The main bedroom benefits from over stair storage space.

Facing the property there is on street parking and to the rear there is low maintenance block paved courtyard garden perfect for summer seating.





Total area: approx. 82.0 sq. metres (883.0 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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