



24 Bentinck Avenue

Tollerton | NG12 4ED | £299,950

ROYSTON
& LUND

- Three Bedrooms
- Well Presented
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- NO CHAIN
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Ample Off Street Parking
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the desirable village of Tollerton. Situated close by to numerous amenities being a walk away from an award winning pub/restaurant and a short drive from West Bridgford, as well as being in the catchment area for well regarded schools and having excellent transport links. This property would be a great fit for a growing family or first time buyers.

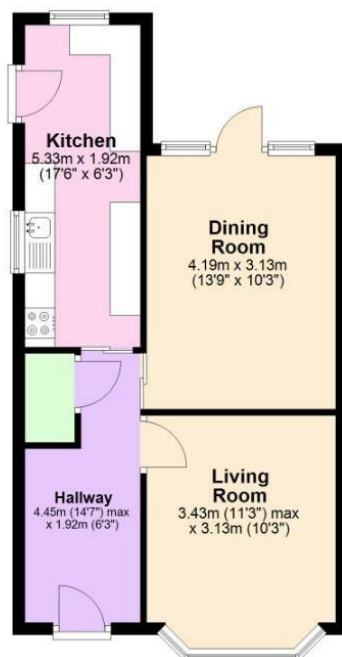
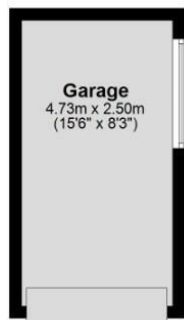
Ground floor accommodation comprises of a generous size living room with a front aspect bay window flooding the room with natural light. The living room opens into an ample size dining area through sliding doors which in turn allows access to the rear garden via a back door. The galley kitchen is good size with more than enough room to add freestanding appliances and furthermore has a side access door leading to the rear garden.

To the first floor there are three well proportioned bedrooms. The main bedroom having the benefit of built in wardrobes. Bedroom two is a further double and bedroom three is an over stair single. All three bedrooms share a bathroom comprising of a shower and wash basin, along with a separate WC.

Facing the property there is ample off street parking due to a large tandem driveway leading to a detached single garage. To the rear of the property there is a well kept long garden with a patio to start leading onto to a lawn that stretches back consisting of flower beds and mature trees/shrubbery. The garden is enclosed by fenced borders.

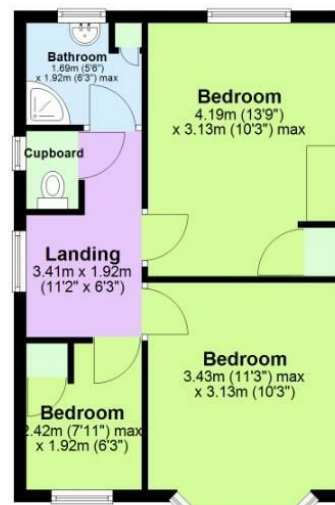
Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)



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		
	65	78

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



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**ROYSTON
& LUND**