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& L

12 Edwinstowe Avenue

West Bridgford | NG2 6EA | Guide Price £210,000

ROYSTON
& LUND

- GUIDE PRICE
£210,000 - £225,000
- Living Room with
Fireplace
- Ground Floor
Bathroom
- West-Facing Garden
- Council Tax Band - B
- Two Bedroom End of
Terrace
- No Upward Chain
- Garden Patio
- EPC Rating - E
- Freehold





****GUIDE PRICE £210,000 - £225,000****

2 BEDROOM END TERRACE PROPERTY IN PRIME LOCATION WITH NO UPWARD CHAIN - IDEAL FOR FIRST TIME BUYERS, INVESTORS OR PEOPLE LOOKING TO DOWNSIZE.

Stepping through the front door, you are welcomed into the living room, complete with a feature fireplace. From the hallway, there is a ground floor bathroom fitted with a shower over bath, while to the rear, the kitchen is equipped with wooden cabinetry and a gas hob, and provides direct access to the slabbed patio garden. Upstairs, the property offers two well-proportioned bedrooms.

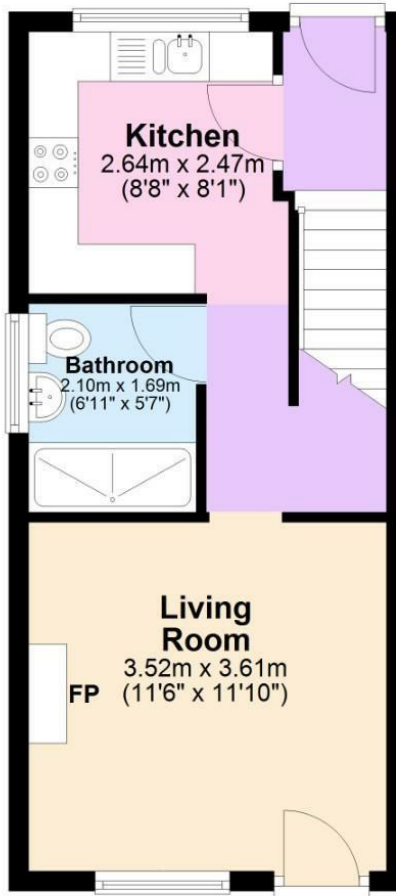
This two bedroom end of terrace resides in a quiet neighbourhood and is well placed for local amenities, with West Bridgford Infant and Junior Schools just a short walk away. Everyday shopping is convenient with a Sainsbury's Local and Co-op nearby, alongside cafés, pubs, and restaurants around Tudor Square.

Excellent bus services connect to Nottingham city centre, while the railway station is only a couple of miles away. The area also benefits from local parks and green spaces for leisure.



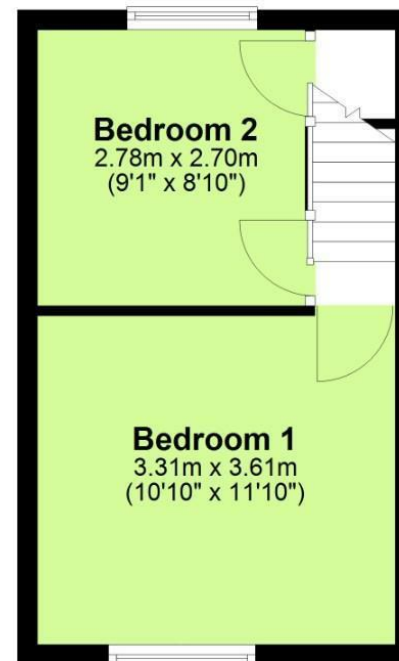
Ground Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 52.9 sq. metres (569.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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 EU Directive 2002/91/EC		

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