



12 Priory Road

West Bridgford | NG2 5HU | £525,000

ROYSTON
& LUND

- **EXCELLENT LOCATION**
- Four Bedrooms
- Bay Windows
- Walking Distance To Numerous Amenities
- Freehold - Council Tax Band - C
- **RENOVATION PROJECT**
- Downstairs WC
- Integrated Appliances
- EPC Rating - D





****EXCELLENT CENTRAL LOCATION****

****RENOVATION PROJECT****

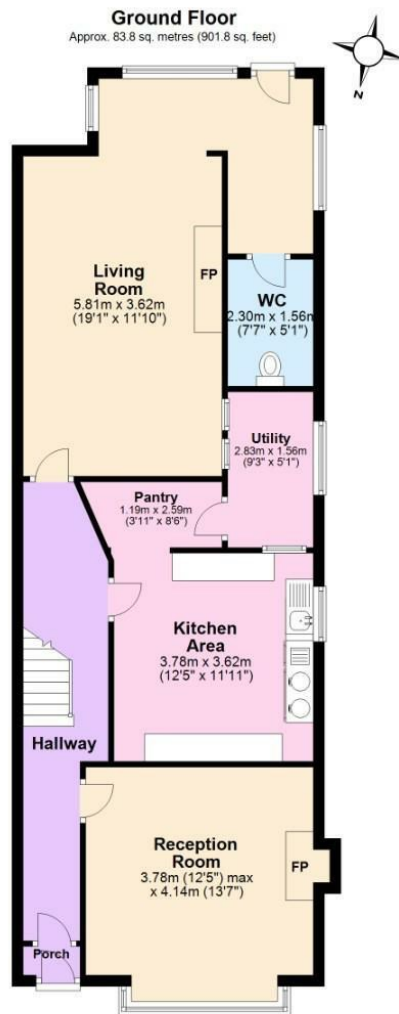
Royston and Lund are delighted to bring to the market this three bedroom semi detached property situated in the heart of West Bridgford. Located a stone's throw away from central avenue contains numerous amenities such as restaurants, pubs and local shops. This property is also in the catchment area for well regarded schools and has excellent transport links into the city centre.

Interior accommodation consists of generous size dining room with a bay window letting in lots of natural light. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan, the kitchen itself has the benefit of a pantry area and utility room. The living room is a large size and provides access to the rear garden. The ground floor also boasts a WC.

To the first floor there are four bedrooms. The main bedroom and bedrooms two and three are well proportioned doubles, bedroom four is an over stair single. All four bedrooms share a three piece suite bathroom.

Facing the property there is permit off street parking for two vehicles and to the rear there is a patioed step down garden with mature shrubbery which is enclosed by bricked and fenced borders.





Total area: approx. 149.0 sq. metres (1603.7 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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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**