



21 Elizabeth Drive

Edwalton | NG12 4LG | Guide Price £350,000 - £365,000

ROYSTON
& LUND

- **GUIDE PRICE £350,000 - £365,000**
- Well Presented Throughout
- Ample Off Street Parking Via Two Parking Bays
- Close By To Numerous Amenities
- EPC Rating - B
- Three Bedroom Semi Detached
- Integrated Kitchen Appliances
- Modern Fitted Three Piece Bathroom
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





****GUIDE PRICE £350,000 - £365,000****

A well appointed three bedroom semi detached property set on the modern development in Edwalton. Situated close by to numerous amenities being close to West Bridgford where there are local shops, supermarkets, local pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a great fit for a growing family or first time buyers.

Ground floor accomodation comprises an entrance hall that leads into the main reception room to the rear aspect, downstairs cloakroom, kitchen and stairs to the first floor. The living room is a generous size with rear aspect window and door leading to the rear garden flooding the room with natural light. The living room is spacious enough to feature its own adjoined dining area. The kitchen is ample in size and benefits from built in appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances. The ground floor is completed with under stair storage.

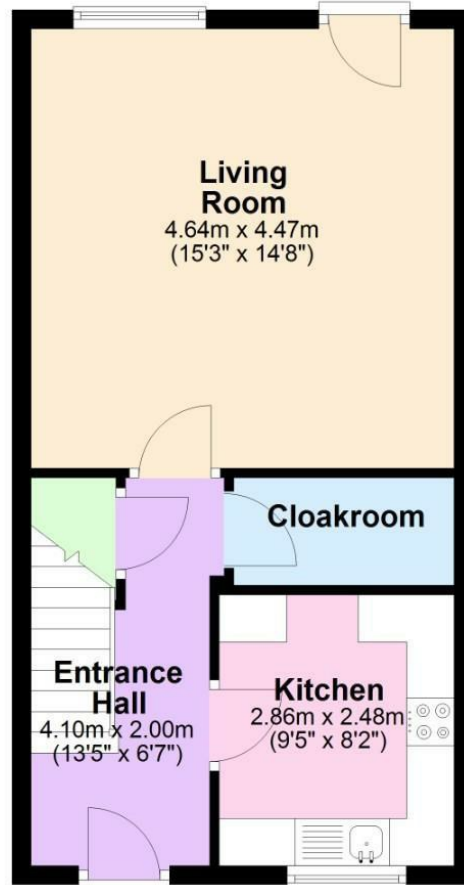
To the first floor there are three well proportioned double bedrooms. All three bedrooms share a modern fitted three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via two allocated parking bays to the front of the property. To the rear there is a patio area to start off from the back door to the living room which presents the opportunity for summer table and chairs which follows onto a lawn area which stretches back and enclosed with fenced borders.



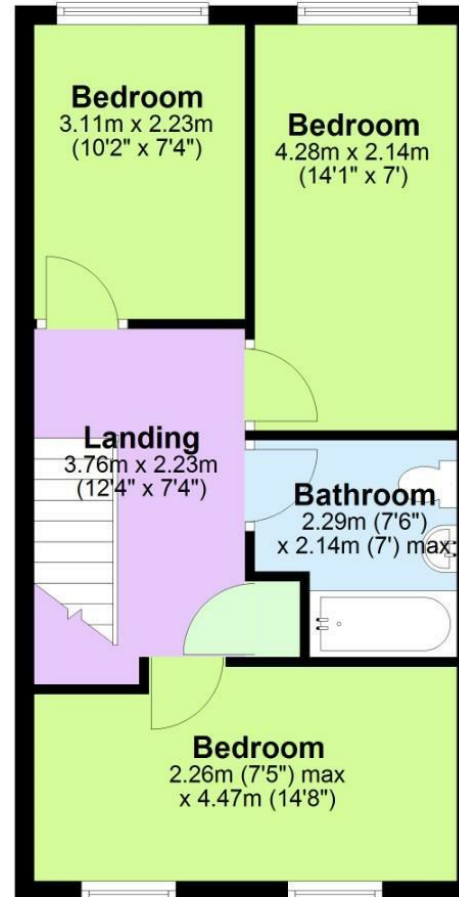
Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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

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