



10 Dale Close

West Bridgford | NG2 6LH | Guide Price £270,000 - £280,000

ROYSTON  
& LUND

- Two Bedroom Semi Detached Bungalow
- Quiet Cul De Sac Location
- Ample Off Street Parking With Single Driveway And Single Garage
- Close By To Numerous Amenities
- EPC Rating - D
- Generous Corner Plot
- Spacious Interior With Conservatory
- Sliding Doors Leading To The Rear Garden
- Excellent Transport Links
- Freehold - Council Tax Band - C





**\*\*GUIDE PRICE \*\*£270,000 - £280,000\*\***

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

Royston and Lund are delighted to bring to the market this two bedroom corner plot bungalow located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are local shops, pubs, restaurants and a range of independent shops. Not to mention being in the catchment area for well regarded schools and having excellent transport links nearby. This property would be a great fit for those wanting to downsize or a buy to let.

Interior accommodation comprises a initial porch leading to a hallway upon entry that allows access into both bedrooms, living room and downstairs WC. The living room is a generous size and benefits from sliding doors to the rear garden and fireplace. Off from the living room is the kitchen which boasts integrated oven, hob and extractor fan with more than enough room to add freestanding appliances and a spacious conservatory with full wrap around windows flooding the room with natural light whilst granting further access to the rear garden via a back door.

Both bedrooms are well proportioned doubles. The master bedroom showcases built in wardrobes and they both share a three piece shower room consisting of a walk in shower along with a wash basin and WC.

Facing the property is ample off street parking with a single driveway leading to a single garage with ample lawn space to the front. To the rear there is a sizeable garden that features a full width patio which would be perfect for summer seating, further patio work to the rear aspect with small wooden garden room or potting shed along with flower bedding containing mature shrubbery and private allotment area to the right aspect of the property. Situated to the back of the garage is further storage area.



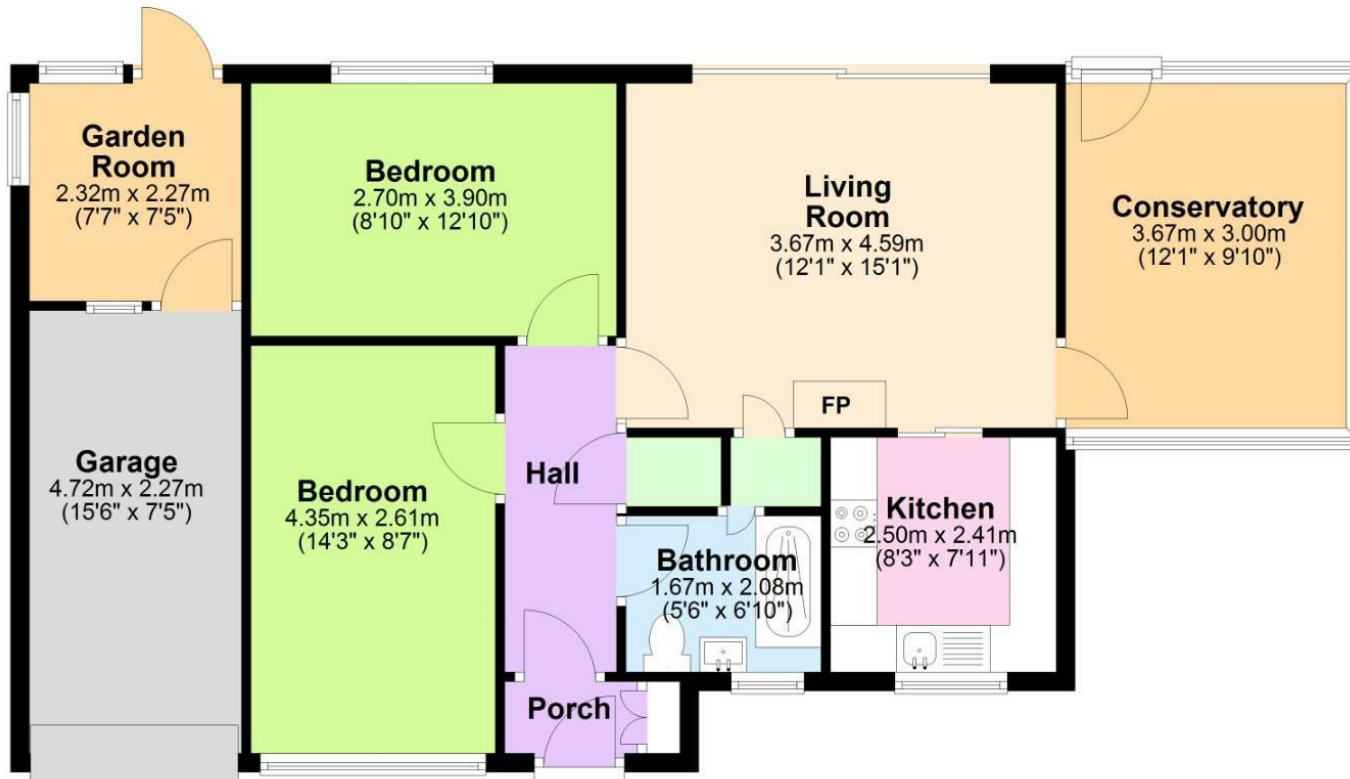


## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 energy efficient - higher running costs                     |         |           |
|                                                                 | 67      | 77        |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

## Ground Floor

Approx. 86.2 sq. metres (928.0 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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