

30 Lansdowne Drive West Bridgford | NG2 7FJ | Guide Price £270,000



- **GUIDE PRICE £270,000 Integrated Kitchen - £290,000**
 - Appliances

Catchment Area For Well

Regarded Schools

EPC Rating - D

- Close By To Numerous • Excellent Transport Links Amenities
- Opportunity To Put Your Own Stamp On Things
- Low Maintenance Rear Garden
- Freehold Council Tax Band
 - B

















GUIDE PRICE £270,000 - £290,000

Royston and Lund are delighted to bring to the market this three bedrooms midterrace property located in West Bridgford. Situated close by to numerous amenities such as well regarded local schools, local shops and having excellent transport links into the heart of West Bridgford and into the City Centre. This property would be an excellent fit for a growing family or a buy to let.

Interior accommodation comprises of a generous size kitchen diner with integrated appliances such as an oven, hob and extractor fan with ample space to fit further freestanding. The living room is a good size with front and rear aspect windows flooding the room with natural light. The ground floor further boasts a downstairs WC and under stair storage.

To the first floor there are three bedrooms. The main bedroom and bedroom two are both well proportioned doubles. Bedroom three is a single.

Facing the property there is on street parking with a wooden gate opening up into a garden and patio area leading to the front door. To the rear garden there is ample lawn space which is enclosed by fenced borders.



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ROYSTON & LUND

EU Directive 2002/91/EC

Not environmentally friendly - higher CO2 emission

England & Wales

(39-54)

Total area: approx. 82.4 sq. metres (886.8 sq. feet)

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