



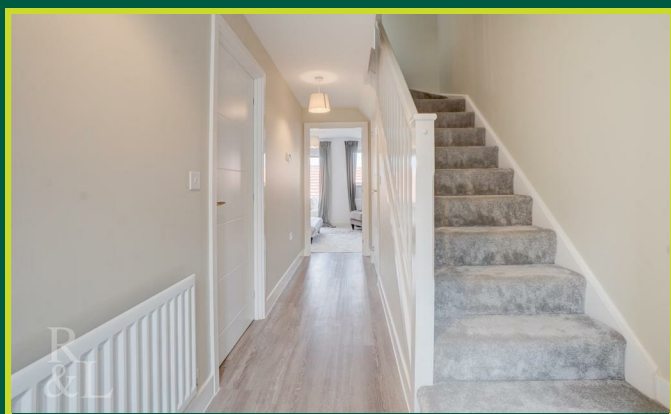
11 Coralin Place

Edwalton | NG12 4LS | Guide Price £300,000

ROYSTON  
& LUND



- Guide Price £300,000 - £315,000
- Beautifully Presented
- Downstairs W.C
- Popular Development
- EPC B, Council Tax B, 8 Years left on NHBC
- Semi Detached Property Only 2 Years Old
- 2 Double Bedrooms
- Off Road Parking to the side with EV charger
- Lounge overlooking the rear Garden
- Viewing Recommended





Guide Price Range £300,000 - £315,000

A beautifully presented two bedroom semi detached property located in Edwalton only 2 YEARS OLD. Situated close by to numerous amenities such as well regarded local schools whilst also being a short drive from West Bridgford where there are bars, restaurants and local shops Along with excellent transport links into the City Centre. This property would be an excellent fit for a growing family.



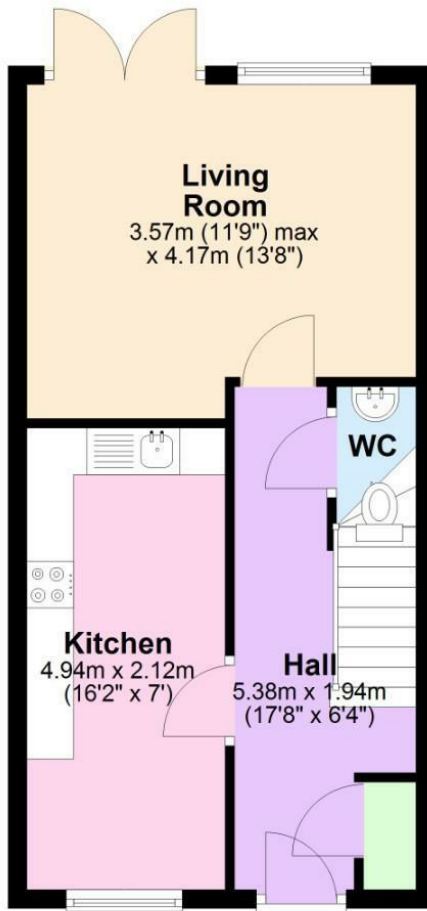
Interior accommodation consists of a hallway upon entry that lends itself to the reception rooms. The kitchen is an ample size with a dining area and integrated kitchen appliances with high quality fixtures and fittings. The Living room to the rear aspect is a great size and provides access to the rear garden via French doors. The ground floor further boasts of a downstairs WC.

To the first floor there are two well proportioned double bedrooms both with built in storage space that share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

There is a lovely terrace patio with steps down to a lawned garden area. The property has two parking spaces located at the side of the property where there is an EV charger.

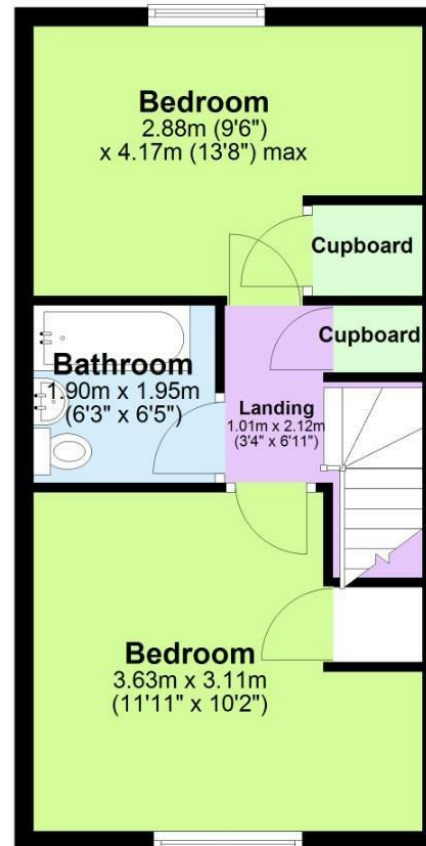
## Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 71.7 sq. metres (772.1 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
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		

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