



12 Abingdon Road

West Bridgford | NG2 5JR | Guide Price £350,000 - £365,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Property
- All Double Bedrooms
- Patioed And Lawned Garden
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking
- Spacious Reception Rooms
- Three Storey
- Excellent Transport Links
- Freehold - Council Tax Band - C





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

Royston and Lund are delighted to bring to the market this three-bedroom semi-detached family home located on Abingdon Road in central West Bridgford. Situated just a short walk from a wide range of amenities, including local pubs, bars, and restaurants on Central Avenue, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This property would be a perfect fit for first-time buyers, a growing family, or even as a high-quality buy-to-let investment.



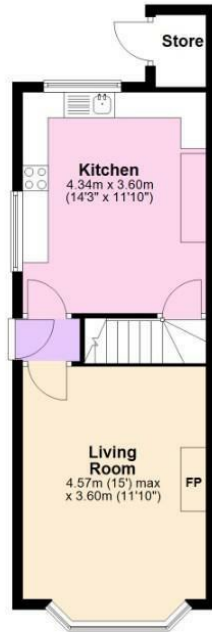
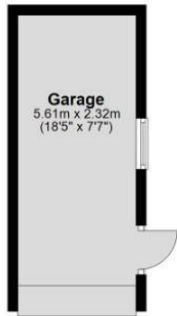
The ground floor accommodation comprises a small entrance hall leading into the main reception room and kitchen/dining room. The living room is generously sized and features a large bay window to the front elevation, flooding the room with natural light, as well as a feature fireplace. The kitchen is ample in size and benefits from dual-aspect windows to the side and rear elevations. It offers a range of base and wall units, providing plenty of storage and space for freestanding appliances.

From the kitchen, stairs rise to the first floor, where you will find the master bedroom and bedroom two. Both rooms benefit from built-in wardrobes or storage space and are served by a modern, fully tiled three-piece bathroom suite comprising a bath with shower overhead, wash basin, and WC.

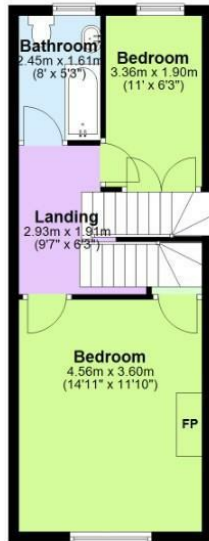
The second floor presents the third double bedroom, along with a convenient loft room offering additional storage space and a skylight.

To the front of the property, there is off-street parking provided by a tandem driveway, leading to a wooden gate which grants access to the rear garden. The rear garden features a single garage, patio area, and lawn, complemented by flower beds containing established bushes and mature shrubbery.

Ground Floor
Approx. 50.8 sq. metres (546.6 sq. feet)

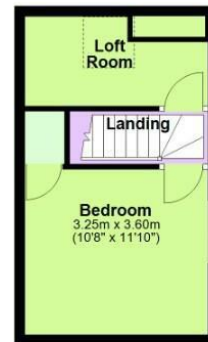


First Floor
Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

Second Floor
Approx. 22.5 sq. metres (242.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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