



30 Borrowdale Close

Gamston | NG2 6PD | £255,000

ROYSTON  
& LUND

- TWO Double Bedrooms
- NO CHAIN
- Sliding Doors To the Rear Garden
- Ample Off Street Parking
- EPC Rating - C
- Immaculately Presented
- Integrated Kitchen Appliances
- Three Piece Suite Bathroom
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





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

Royston and Lund are delighted to bring to the market this two bedroom semi detached property located in Gamston. Situated close by to numerous amenities such as being within close proximity to a supermarket, local pubs and shops as well as a short drive to Central Avenue where there are further bars, restaurants and delis. Gamston is in the catchment area for well regarded schools and has excellent transport links into the City Centre. This property would be a great purchase for a first time buyer or a growing family.

Interior accomodation comprises of an entrance hall that leads you into the kitchen and main reception room. The kitchen is ample in size with integrated kitchen appliances such as an oven, hob and extractor fan with more than enough room to add further freestanding. The living room is a generous size and allows access to the rear garden through sliding doors and also stairs to the first floor.

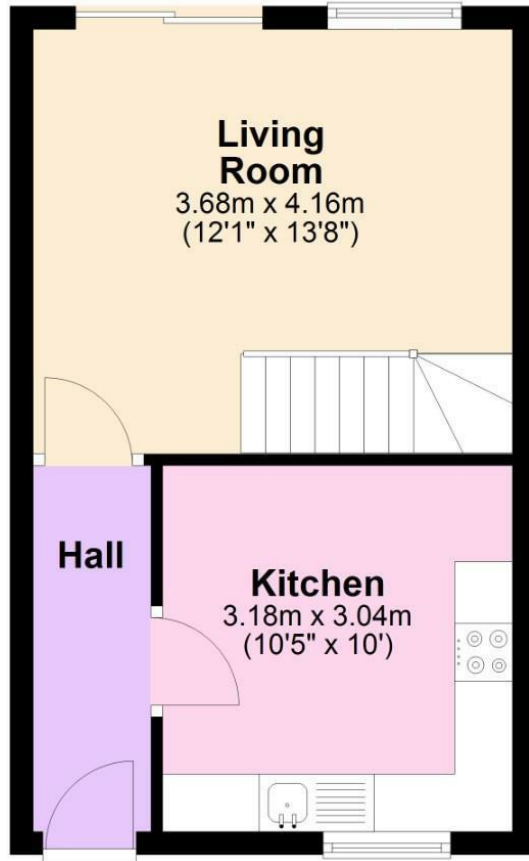
To the first floor there are two well proportioned double bedrooms that both share a three piece suite bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property there is a front lawn space and a driveway/parking to the left aspect. To the rear of the property there is a patio area perfect for summer seating, leading onto a garden space with lawn to the rear aspect.



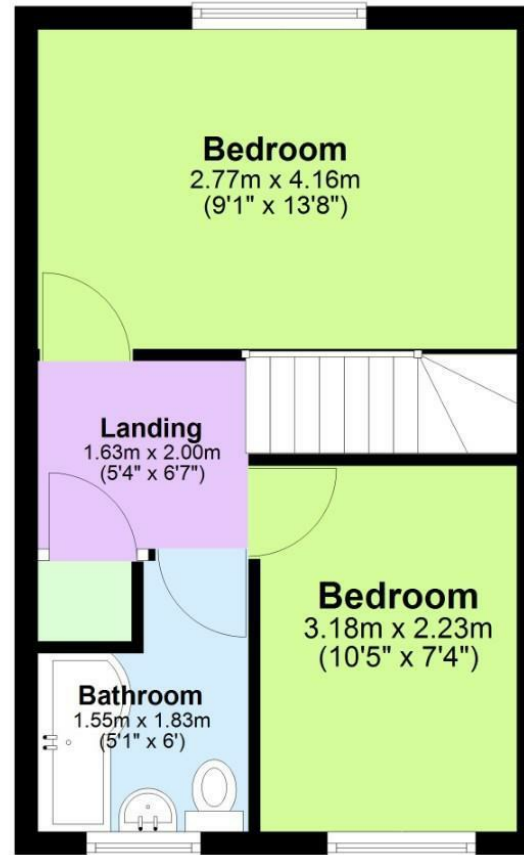
## Ground Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 sq. feet)



EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 87        |
| (69-80) C                                                       | 69      |           |
| (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 (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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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