



36 Brookthorpe Way

| NG11 7EU | Offers Over £245,000

ROYSTON  
& LUND



- Two Bedroom Semi Detached Bungalow
- Off Street Parking
- Integrated Appliances
- Amenities Close By + Tram Stop
- EPC Rating - D
- Detached Garage
- Low Maintenance Rear Garden
- Offers over £245,000
- No Upward Chain - Freehold
- Freehold Council Tax Band - B







### No Upward Chain

Royston and Lund are proud to bring to the market this semi-detached bungalow in Silverdale. Situated in between West Bridgford and Clifton. This property is sold with no upward chain, offers a buyer potential to add value and is well situated with fantastic transport links to the A52, M1 and Nottingham City Centre with the Tram Stop nearby.



Entering the property, you come into the kitchen, an ample space offering integrated appliances such as hob, oven and extractor fan with room for additional freestanding appliances. The living room is a generous size with a large front window and a gas fireplace. The main bedroom benefits from integrated cupboards and wardrobes and the second bedroom is an accommodating size boasting of a linked conservatory. Both bedrooms share a WC shower room.

To the rear of the property we have a stoned and patioed garden with installed flower beds and wooden seating areas. The front of the house has a garage and further room for the space of two vehicles.



Total area: approx. 78.8 sq. metres (848.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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