

# SUPERIOR HOMES

# ROYSTON & LUND



## 4 Blake Road

West Bridgford | NG2 5JL

Guide Price £450,000

**\*\*CHAIN FREE\*\***

**\*\*GUIDE PRICE - £450,000 - £465,000\*\***

Royston and Lund are delighted to offer to the market this recently fully refurbished extremely conveniently located semi detached property in the centre of West Bridgford, a stone's throw from Central Avenue. A perfect fit for first time buyers or a growing family.

Ground floor accomodation comprises an entrance hall that lends itself to the main reception room, kitchen diner, downstairs WC and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light, pieced together with coving for a fireplace. The living room has been knocked through to the dining room with window to the rear elevation overlooking the garden. The kitchen is a generous size with breakfast bar along with high quality base and wall units with top of the range integrated appliances such as an oven, hob and extractor fan along with built in dishwasher and washing machine and fridge freezer. The kitchen has further room for additional dining table and chairs for the family and door leading to the rear garden.

To the first floor there are three well proportioned double bedrooms. The master bedroom benefitting from double windows to the front elevation. All bedrooms share a modern tiled four piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double stoned driveway and to the rear there is a low maintenance garden with a blocked paved pathway splitting the middle leading to the rear aspect where you will find further parking.





- Three Bedroom Semi Detached Family Home
- Recently Full Refurbished To A High Standard
- Ample Off Street Parking
- NO CHAIN
- Spacious Low Maintenance South Facing Rear Garden
- Stones Throw From West Bridgfords Central Avenue
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D
- Freehold - Council Tax Band - TBC





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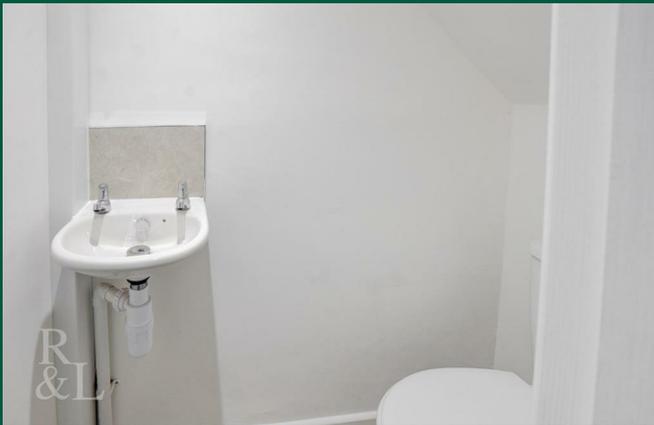




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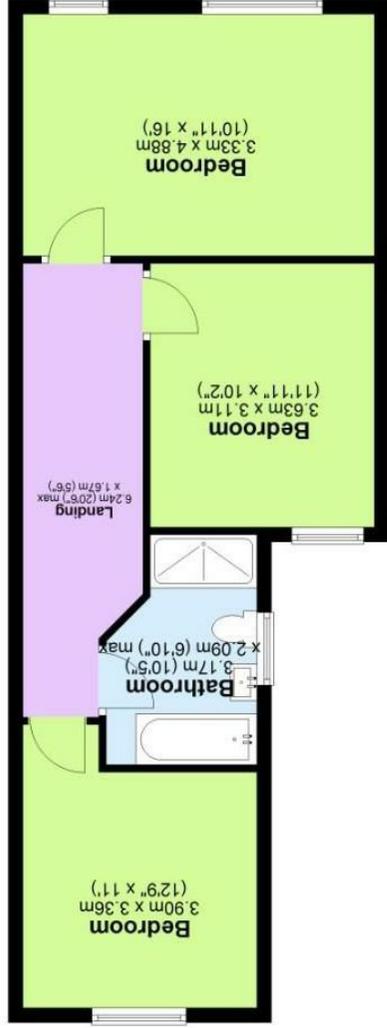
West Bridgford is known for its diverse dining scene. You'll find everything from traditional British pubs to international cuisine, including Italian, Indian, Thai, and more. There are also plenty of cafés, bakeries, and delis. Located along the River Trent, this area is perfect for walks, picnics, and outdoor sports. It also features the historic Trent Bridge, famous for cricket. Home to Nottingham Forest Football Club, located just across the river from West Bridgford. The area is well-served by buses, with frequent services to Nottingham city centre and surrounding areas. The nearest train station is Nottingham Station, a short distance away.



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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO2 emissions	(92 plus) A
(81-91) B	(69-80) C	(81-91) B	(69-80) C
(55-68) D	(39-54) E	(55-68) D	(39-54) E
(21-38) F	(1-20) G	(21-38) F	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Current	Potential	Current	Potential
66	81		

## EPC



Approx. 55.9 sq. metres (601.5 sq. feet)



Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 112.8 sq. metres (1213.9 sq. feet)