



1 Bader Road

| NG11 7DE | Asking Price £275,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Property
- Ample Off Street Parking
- Downstairs WC
- Close By To Numerous Amenities
- In The Catchment Area For Highly Regarded Schools
- Well Presented Throughout
- French Doors To The Rear Garden
- Modern Tiled Three Piece Bathroom
- Excellent Transport Links
- EPC Rating - D /// Freehold Council Tax Band - C





Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located in the ever-desirable Wilford. Situated in a perfect location, it is just a short drive away from numerous amenities such as local shops, pubs, and restaurants. Not to mention, it is within walking distance of well-regarded schools and has excellent transport links into the City Centre via Wilford tram stop. This property would be a perfect fit for a growing family or first-time buyers.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room, downstairs WC, and staircase to the first floor. The main reception room is a generous size and showcases a front aspect window, flooding the room with natural light, pieced together with a stylish fireplace for those winter months. The kitchen dining room is ample in size and features integrated appliances including an oven, hob, and extractor fan, along with more than enough room to add freestanding appliances. It also benefits from a breakfast bar and an adjoining dining area with plenty of room for the family, whilst granting access to the rear garden through French doors. The ground floor is completed by a downstairs WC.

To the first floor, there are three well-proportioned bedrooms. The master bedroom and bedroom two are both doubles, while the third bedroom is a spacious over-stairs single. All bedrooms share a three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

To the front of the property, there is ample off-street parking via a spacious single driveway leading to a single garage, with an initial lawned area to the front. To the rear, there is a well-maintained garden comprising a lawn, flower beds, and patio, all enclosed by fenced borders.

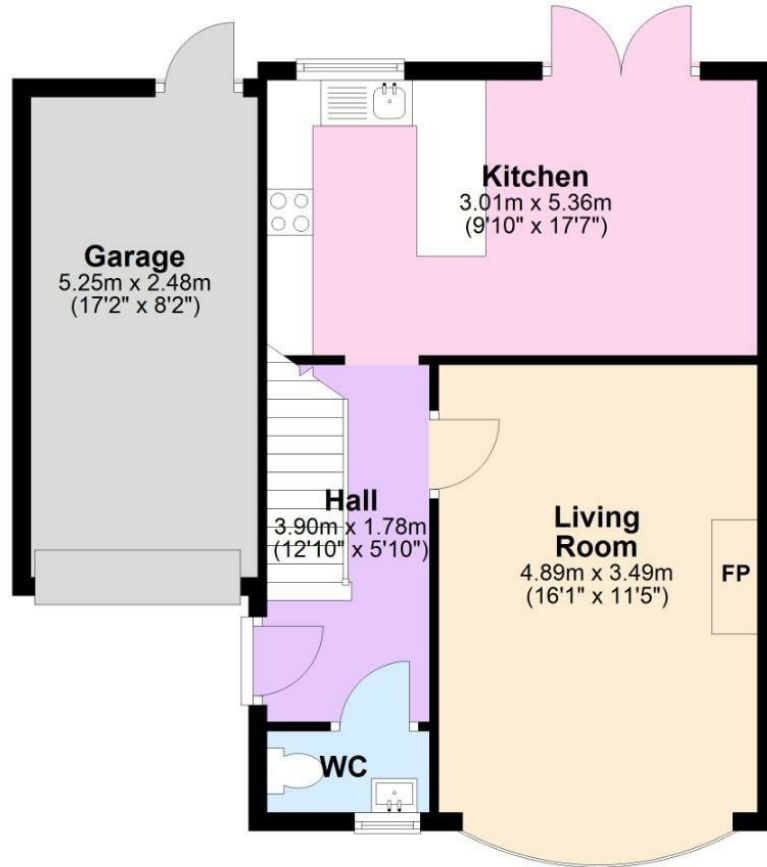


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) 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	

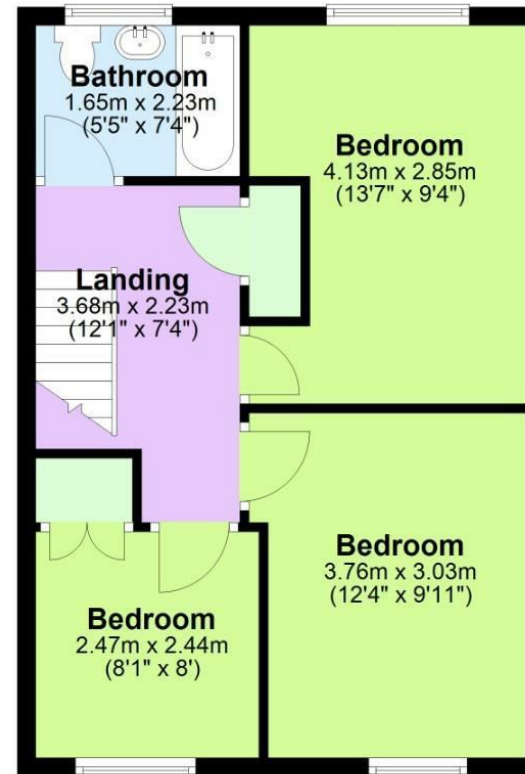
Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.4 sq. feet)

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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