



2 Ullswater Close

Gamston | NG2 6PG | Guide Price £275,000 - £290,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £275,000 - £290,000\*\*
- Principle Bedroom With Ensuite
- Built In Wardrobes
- Close By To Numerous Amenities
- EPC Rating - C
- Three Well Proportioned Double Bedrooms
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - C







**\*\*GUIDE PRICE £275,000 - £290,000\*\***

A converted three bedroom mid terrace property located in Gamston. Situated close by to numerous amenities such as local shops, restaurants. Not to mention being a short drive from West Bridgford's Central Avenue. Excellent Transport links and being in the catchment area for well regarded schools really make this property an excellent opportunity for a growing family or first time buyers.

Ground floor accomodation comprises of a generous size living room with a large front aspect window flooding the room with natural light. The kitchen dining room is an ample size with integrated kitchen appliances such as an integrated oven, hob and extractor fan with room to fit additional freestanding appliances. The dining area provides access to the rear garden via a sliding door and further boasts of under stair storage.



To the first floor there are two well proportioned double bedrooms. The main bedroom having built in wardrobes and access to its own ensuite shower room consisting of a shower along with a wash basin and WC. The second bedroom having further built in wardrobes. The first floor furthermore has a family three piece suite bathroom. To the second floor there is a spacious third bedroom with a skylight and ample storage space.

Facing the property there is ample off street parking via two parking spaces which lead to the front door. To the rear of the property there is a decking to start providing summer seating leading down to a lawn area, furthermore ending with further seating area to the rear aspect.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

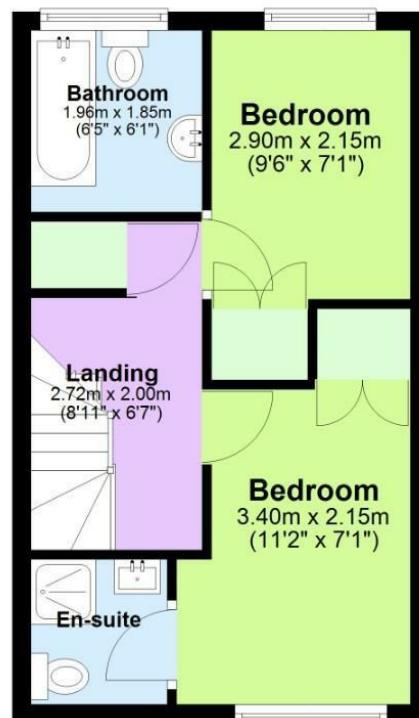
## Ground Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



## Second Floor

Approx. 16.9 sq. metres (182.2 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 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.

ROYSTON  
& LUND