



42 Rectory Road

West Bridgford | NG2 6BG | Guide Price £695,000

ROYSTON
& LUND

- Three Double Bedrooms
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Dressing Area and Ensuite
- EPC Rating - D
- LOCATION LOCATON LOCATION
- All Furnishes, Fixtures and Fittings, Items Included In The Sale
- Two Downstairs WC's
- On The Doorstep To Numerous Amenities
- Freehold - Council Tax Band - C





Having a TWO STOREY SIDE EXTENSION creating a spacious three bedroom semi detached property located in the centre of West Bridgford. Situated close by to numerous amenities such as a local shops, pubs bars and restaurants being on the doorstep to Central Avenue. Not to mention having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation comprises of a generous size living room leading down to a conservatory area flooding the space with natural light, pieced together with a log burner. A spacious dining room with French doors leading to the rear garden and into the ample size kitchen which integrated appliances such as an oven, hob and extractor fan as well as an eye level microwave and built in dishwasher and additional plumbing and electrics to fit further freestanding appliances. The kitchen wraps around creating additional storage which grants access to a downstairs WC. The ground floor further features a office/study which can be used to the buyer's discretion and a further downstairs WC.

To the first floor there are three well proportioned double bedrooms. The principle bedroom having its own dressing area an en suite shower room. Bedroom two overlooks the front aspect with a large bay window. All three bedrooms share an additional family 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 spacious driveway which can fit several cars. To the rear of the property there is a generous sized south facing private garden with a large patio to provide multiple seating areas which leads onto a lawn that stretches back giving you ample lawn space with a storage shed to finish to the rear aspect.



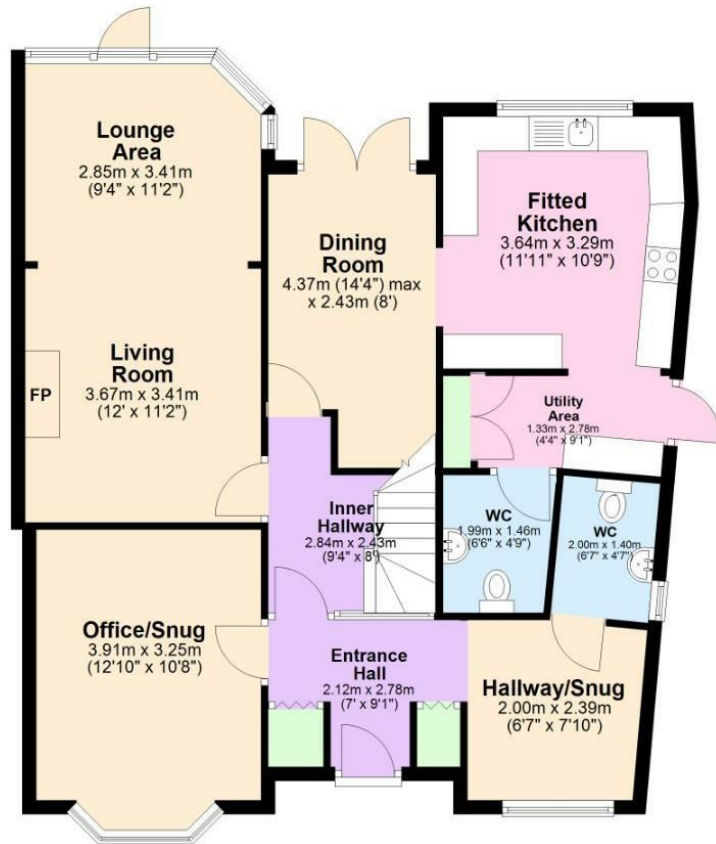


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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		EU Directive 2002/91/EC	
		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. 89.3 sq. metres (961.3 sq. feet)



First Floor

Approx. 65.6 sq. metres (705.6 sq. feet)



Total area: approx. 154.9 sq. metres (1666.9 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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