



14 Felton Road

| NG2 2EH | Guide Price £235,000

ROYSTON
& LUND

- Large Open Plan Feel
- Integrated Appliances
- Amenities Close By
- Close to Bus Routes
- Well Kept Throughout
- Perfect for First Time Buyers
- Three Bedrooms
- Rear Patio and Seating Area
- EPC Rating D
- Council Tax Band A





Royston and Lund are proud to present this mid terrace house in the meadows. The property benefits from off street parking down the side and is conveniently located for fantastic access into the City Centre and West Bridgford.

As you enter the property you come into the hallway, the first room off to your left is the lounge which consists of a large bay window and a fireplace. Continuing down the hall you come into the spacious dining area which involves stairs to the first floor and French opening doors that lead to the rear garden. Leading on from the dining room you come into the kitchen which contains multiple integrated appliances such as, sink, oven, hob and extractor fan.

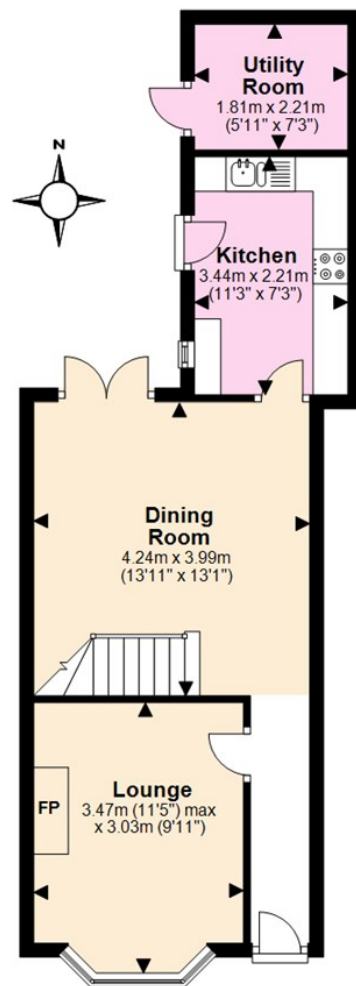
To the first floor you have a generous sized master bedroom with double fronted windows. The first floor also consists of two separate bedrooms and 3 piece suite bathroom.

This property also has a third floor room with skylight which can be used for additional storage.

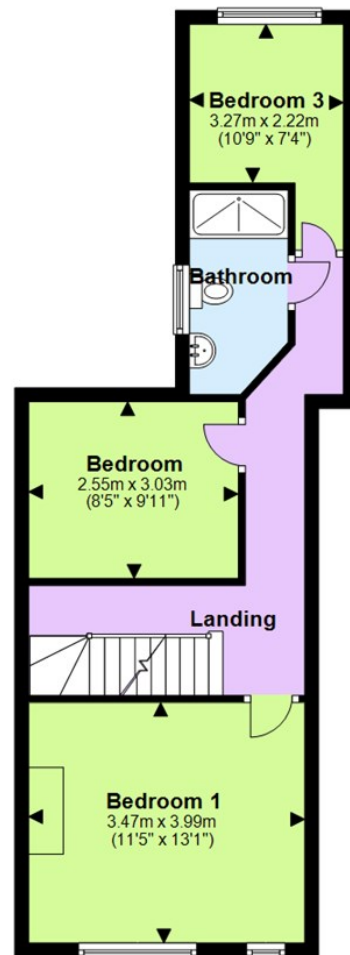
The rear of the property also has a spacious living area including patio area and decking perfect for seating.



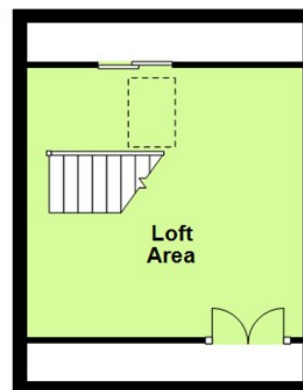
Ground Floor
Approx. 43.4 sq. metres (467.4 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.2 sq. feet)



Second Floor
Approx. 20.6 sq. metres (221.9 sq. feet)



Total area: approx. 107.3 sq. metres (1154.5 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 firm's 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

ROYSTON
& LUND