



65 Northwold Avenue

West Bridgford | NG2 7LQ | Guide Price £250,000 - £265,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Modern Tiled Bathroom
- Single Garage
- Excellent Transport Links
- EPC Rating - C
- Well Presented Throughout
- Ample Off Street Parking
- Close By To Numerous Amenities
- Viewing Recommended
- Freehold - Council Tax Band - B





GUIDE PRICE £250,000 - £265,000

Royston and Lund are pleased to bring to the market this two-bedroom end-terrace property, situated at the end of a cul-de-sac in West Bridgford. Located close to numerous amenities, including local shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for first-time buyers or a growing family.

Ground floor accommodation comprises an entrance porch leading into the main reception room. The living room is a generous size and benefits from a front-aspect window, flooding the room with natural light. The living room leads into the kitchen through an open doorway, giving the ground floor an open-plan feel. The kitchen features a range of base and wall units, along with integrated appliances including an oven, hob, extractor hood and dishwasher. The kitchen also provides access to the rear garden via a back door.

To the first floor, there are two well-proportioned double bedrooms, served by a three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

To the front, the property is situated at the end of a quiet cul-de-sac and benefits from its own single garage.

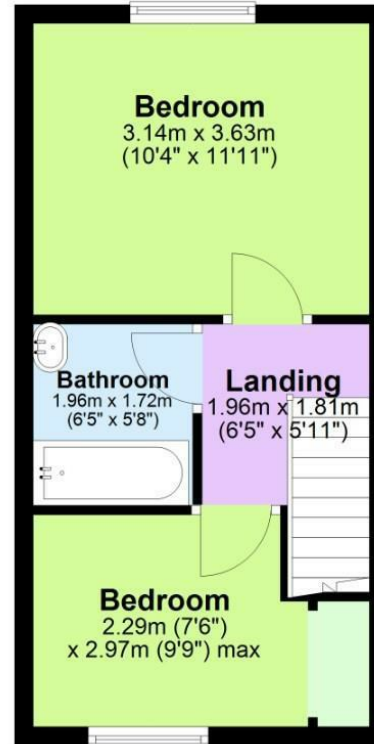
To the rear, there is a low-maintenance garden with both lawn and patio areas, enclosed by fenced boundaries.



Ground Floor
Approx. 37.6 sq. metres (404.4 sq. feet)



First Floor
Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 65.1 sq. metres (700.9 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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

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