

SUPERIOR HOMES

ROYSTON & LUND



22 North Road

West Bridgford | NG2 7NH
Guide Price £535,000

****GUIDE PRICE £535,000 - £565,000****

A fully refurbished, five bedroom semi-detached family home located in the heart of West Bridgford.

This stunning property is a short walk from Central Avenue where there are restaurants, bars, delis and not to mention major sporting venues and excellent transport links. Furthermore, this property is in the catchment area of well regarded schools making this an excellent purchase for a growing family.

The ground floor has a beautiful entrance hallway, with an original Minton tiled floor. The living room to the front aspect has a large bay window, flooding the room with natural light, pieced together with a period fireplace. The dining room is a great size, perfect for family and friends and a further Victorian fireplace. The kitchen has been gloriously extended and fitted with high quality fixtures and fittings, as well as having integrated appliances such as an eye level double oven and grill, induction hob and extractor fan, as well as built in double fridge and freezers and a built in dishwasher. Positioned to the rear of the kitchen is a convenient utility space with washing machine and dryer which leads into the downstairs shower room consisting of quality shower with a wash basin and WC.

To the first floor there are three well proportioned double bedrooms, a fully tiled shower room consisting of double width shower cubicle, a wash basin and WC.

To the second floor there is two further spacious double bedrooms.

Facing the property there is on street parking, a small courtyard garden with pathway leading to the front door. To the rear of the property there is a spacious garden area with lush lawn and large patio space providing excellent summer seating. The rear of the property is enclosed by fenced borders.





- GUIDE PRICE £535,000 - £565,000
- Five Well Proportioned Double Bedrooms
- Completely Refurbished Inside and Out Including flooring and Carpets
- Period Correct Features And Fireplaces
- Immaculately Presented
- High Quality Fixtures And Fittings
- High Quality New Integrated Kitchen Appliances
- Close By To Numerous Amentities
- EPC Rating - D
- Freehold - Council Tax Band - D



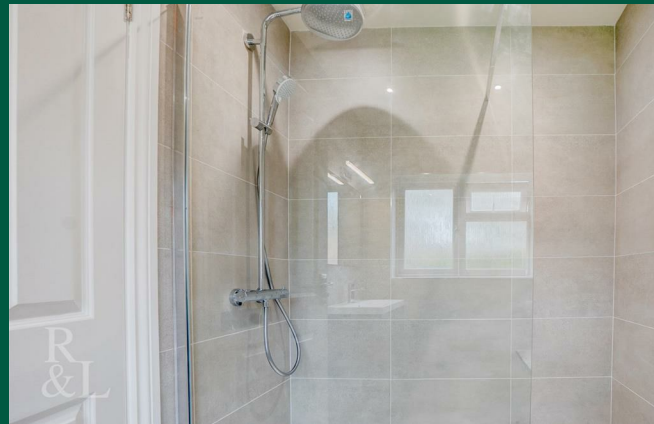






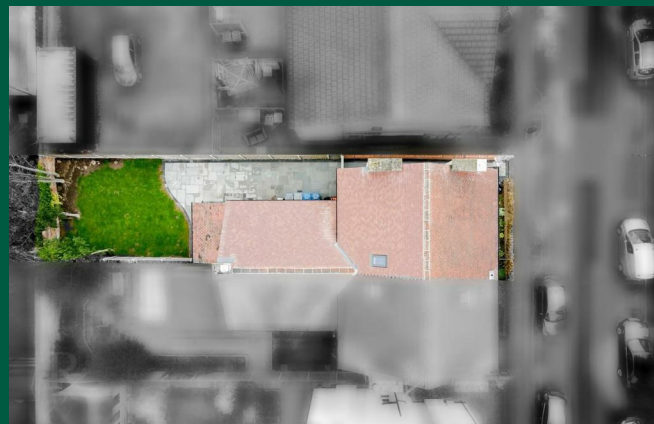


North Road is within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

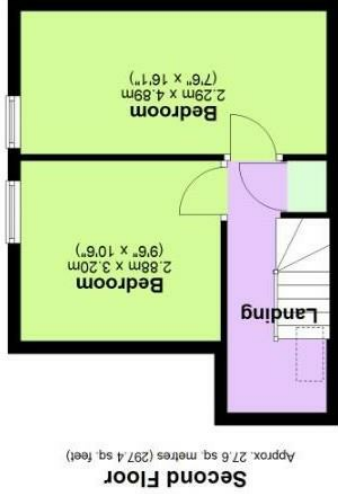
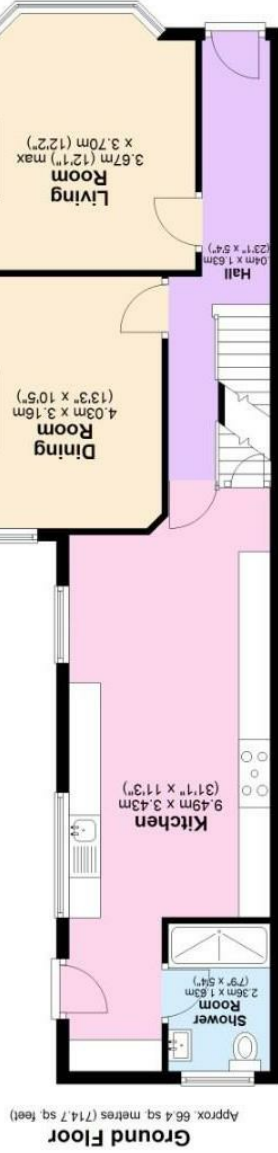
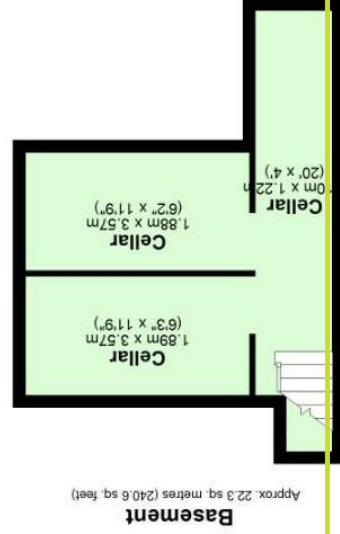


Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 174.6 sq. metres (1879.6 sq. feet)

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

