



21 Elizabeth Drive

Edwalton | NG12 4LG | Offers Over £325,000 - £365,000

ROYSTON  
& LUND

- OFFERS OVER £325,000
- Well Presented Throughout
- Ample Off Street Parking Via Two Parking Bays
- Close By To Numerous Amenities
- EPC Rating - B
- Three Bedroom Semi Detached
- Integrated Kitchen Appliances
- Modern Fitted Three Piece Bathroom
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





**\*\* ATTENTION FIRST TIME BUYERS\*\*** A MODERN 3 BED SEMI-DETACHED PROPERTY IN EDWALTON - READY TO BECOME YOUR NEW HOME!\*\*

A well appointed three bedroom semi detached property set on the modern development in Edwalton. Situated close by to numerous amenities being close to West Bridgford where there are local shops, supermarkets, local pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a great fit for a growing family or first time buyers.



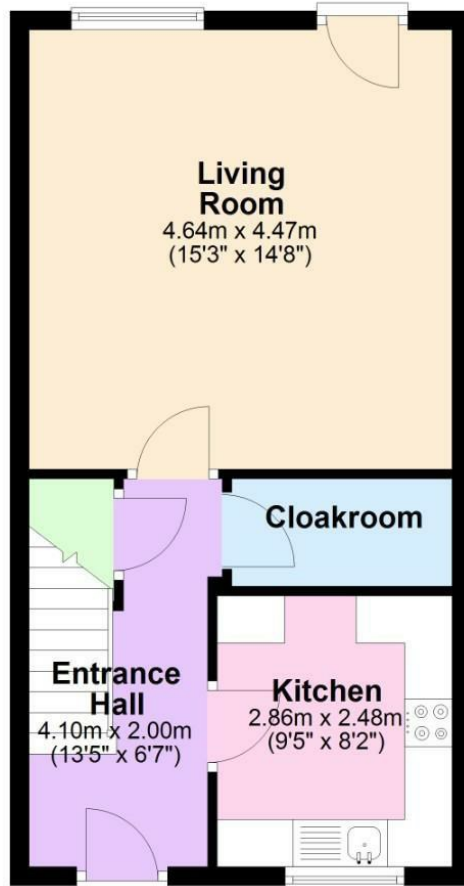
Ground floor accommodation comprises an entrance hall that leads into the main reception room to the rear aspect, downstairs cloakroom, kitchen and stairs to the first floor. The living room is a generous size with rear aspect window and door leading to the rear garden flooding the room with natural light. The living room is spacious enough to feature its own adjoined dining area. The kitchen is ample in size and benefits from built in appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances. The ground floor is completed with under stair storage.

To the first floor there are three well proportioned double bedrooms. All three bedrooms share a modern fitted three piece 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 two allocated parking bays to the front of the property. To the rear there is a patio area to start off from the back door to the living room which presents the opportunity for summer table and chairs which follows onto a lawn area which stretches back and enclosed with fenced borders.

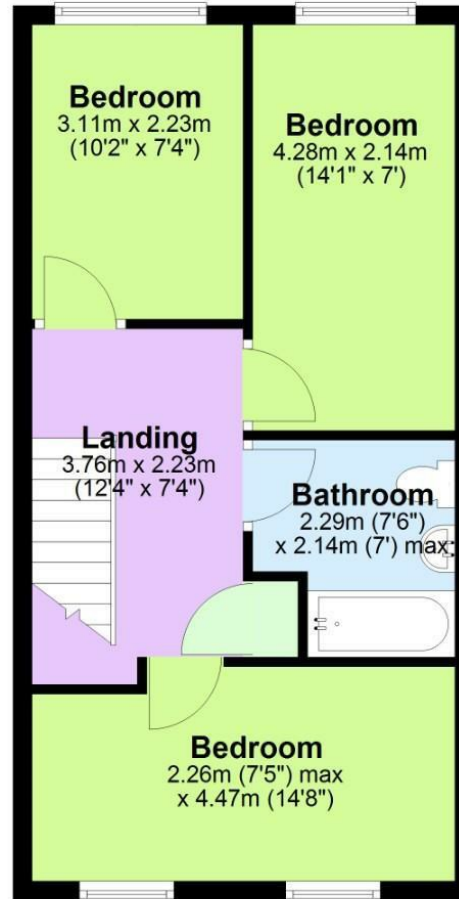
### Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</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	

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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