



126 Wilford Lane

West Bridgford | NG2 7RL | Guide Price £465,000

ROYSTON  
& LUND



- Guide Price Range £465,000 - £475,000
- Detached Family Home
- Downstairs WC
- Off Street Parking For Two Vehicles
- EPC Rating D
- No Upward Chain
- Two Reception Rooms + Kitchen/Breakfast Room
- Bathroom & En-suite
- Freehold
- Council Tax Band D







Guide Price Range £465,000 - £475,000 - No Upward Chain

Royston and Lund are delighted to bring to the market this five bedroom detached family home in West Bridgford, sold with no upward chain. The property benefits from off street parking for two vehicles, as well as a single garage and sits within close proximity of a wealth of local amenities and facilities including shops, leisure facilities and two highly sought after local secondary schools.

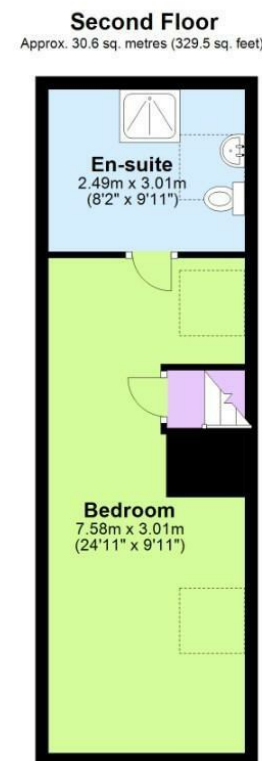
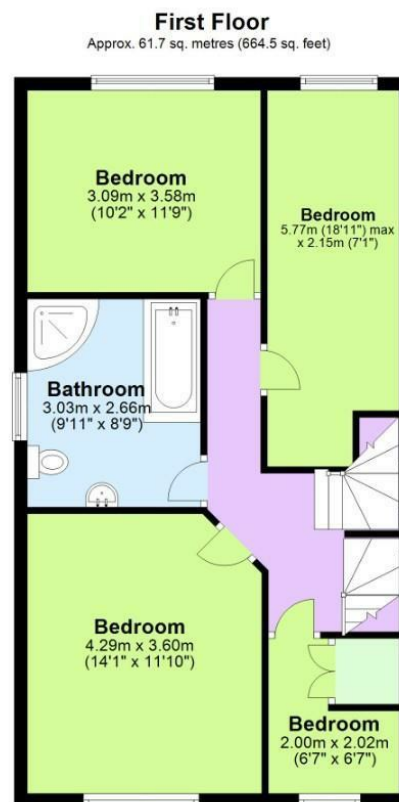
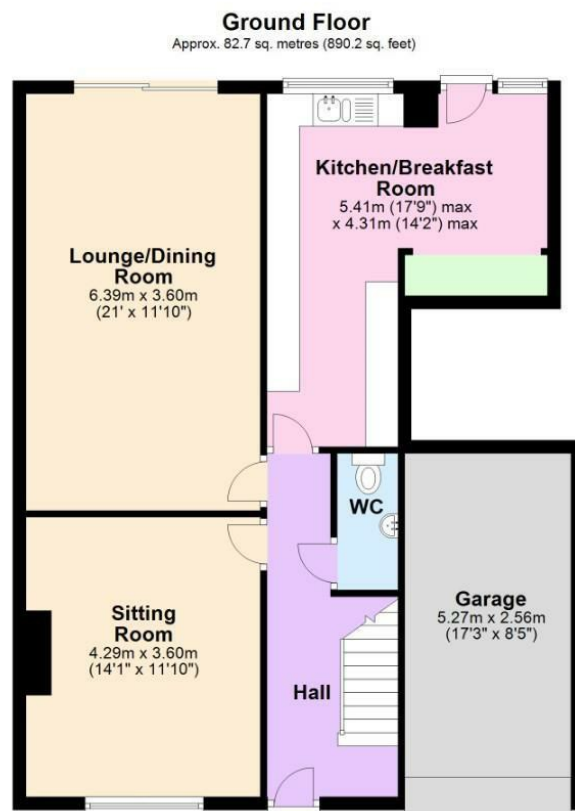
Entering into the hallway that benefits from a downstairs WC, there is access to both reception rooms, kitchen and stairs to the first floor. The kitchen has space for a range of freestanding appliances, as well as a breakfast area and access to the garden. To the first floor there are three double bedrooms, one small single bedroom and a four piece bathroom consisting of a bath, shower, WC and wash basin. To the second floor there is a further double bedroom and a shower room. To the rear of the property there is a raised decking and steps down to a lawned garden.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 175.0 sq. metres (1884.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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