



35 Green Acre

Edwalton | NG12 4BD | Guide Price £290,000

ROYSTON
& LUND

- **GUIDE PRICE £290,000 ■ Three Bedrooms
- £310,000**
- Ample Off Street Parking
- Kitchen Breakfast Bar
- Well Presented
- EPC Rating - C
- Close By To Numerous Amenities
- Built In Wardrobes
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - B





****GUIDE PRICE £290,000 - £310,000****

Royston and Lund are delighted to bring to the market this bedroom semi detached property located in the desirable Edwalton. Situated close by to numerous amenities such as local shops, pubs and bars being a short drive from central avenue, not to mention being in the catchment area for well regarded schools, this property would be a perfect fit for first time buyers or a growing family.

Interior accommodation comprises of a generous size living room with ample space for family and friends with a rear aspect window looking over the garden pieced together with a fireplace. The kitchen is a great size with integrated appliances such as oven and hob, and breakfast bar, with room to add further freestanding appliances. The downstairs also boasts of utility room which is currently being used as office space.

To the first floor there are three well proportioned bedrooms. The main bedroom boasts of built in wardrobe space as well as single bedroom three. All three bedrooms share a three piece suite bathroom consisting of bath with shower overhead along with a wash basin and WC.

Externally, there is a large private driveway offering ample off street parking. To the rear there is a good sized garden starting with a patio area perfect for seating. The garden itself is surrounded by flower beds and is enclosed by fenced borders.





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		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

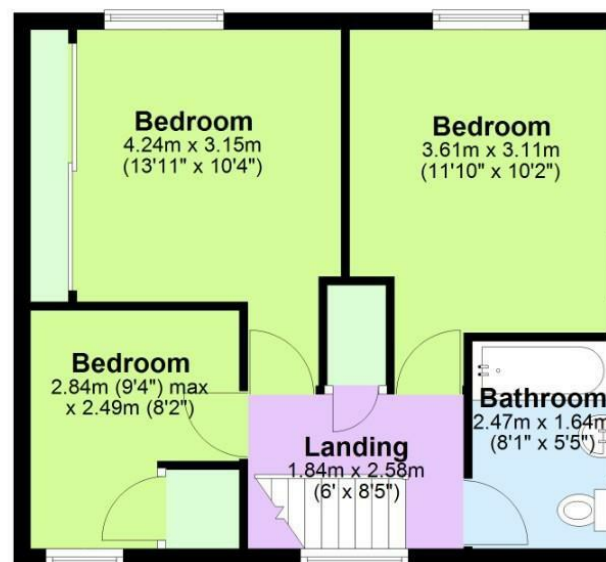
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 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.

ROYSTON
& LUND