



10 Borrowdale Close

Gamston | NG2 6PD | £240,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Well Presented Throughout
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Quiet Cul De Sac Location
- Perfect Opportunity For First Time Buyers
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - TBC
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located down a quiet cul de sac in Gamston. Situated close by to numerous amenities such as local shops and pubs. Not to mention being a short drive from West Bridgfords Central Avenue. This property would be a great fit for first time buyers or a growing family.

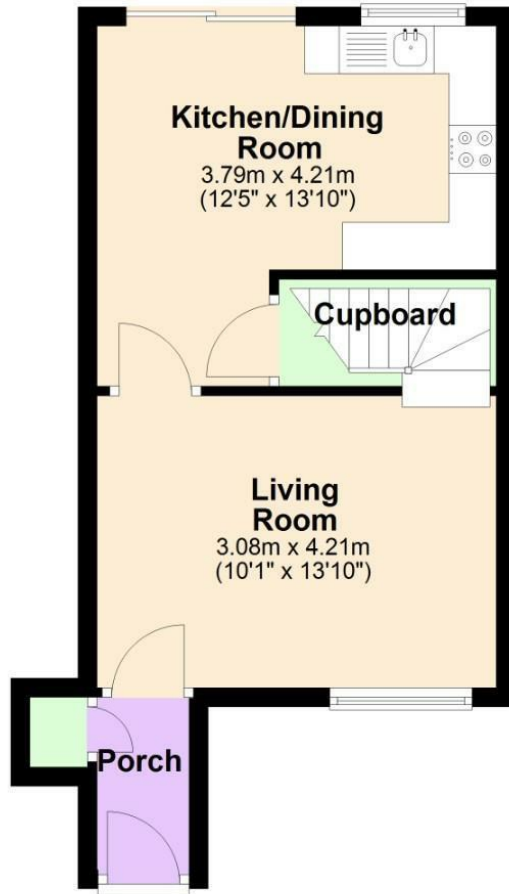
Ground floor accommodation comprises an initial porch upon entry that leads into the generous size main reception room which showcases a front aspect window flooding the space with natural light whilst granting access to the first floor and kitchen dining room. The kitchen boasts high quality base and wall units that house integrated appliances such as an oven, hob and extractor fan along with more than enough room to add further freestanding appliances. The adjoined dining area shows more than enough room for the family and leads you to the rear garden through sliding doors. The ground floor is completed with under stair storage.

To the first floor there are two well proportioned double bedrooms that share a tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

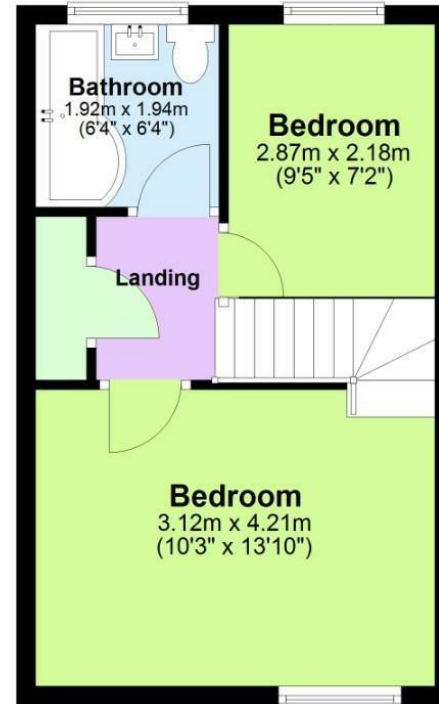
Facing the property there is ample off street parking via a spacious driveway fitting two vehicles. To the rear there is a patio area to start off from the sliding doors to the dining area which leads onto lawn space and in turn displays a raised bed to the rear aspect comprising mature shrubbery and established tree. The rear as a whole is enclosed with fenced borders.



Ground Floor
Approx. 31.7 sq. metres (341.5 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.3 sq. feet)



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 <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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