



1 Brookthorpe Way

| NG11 7FB | Guide Price £260,000 - £280,000

ROYSTON
& LUND

- **GUIDE PRICE £260,000 - £280,000**
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Low Maintenance Rear Garden
- EPC Rating - D
- Two Double Bedrooms
- Conservatory Area With French Doors To The Rear Garden
- Single Garage
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





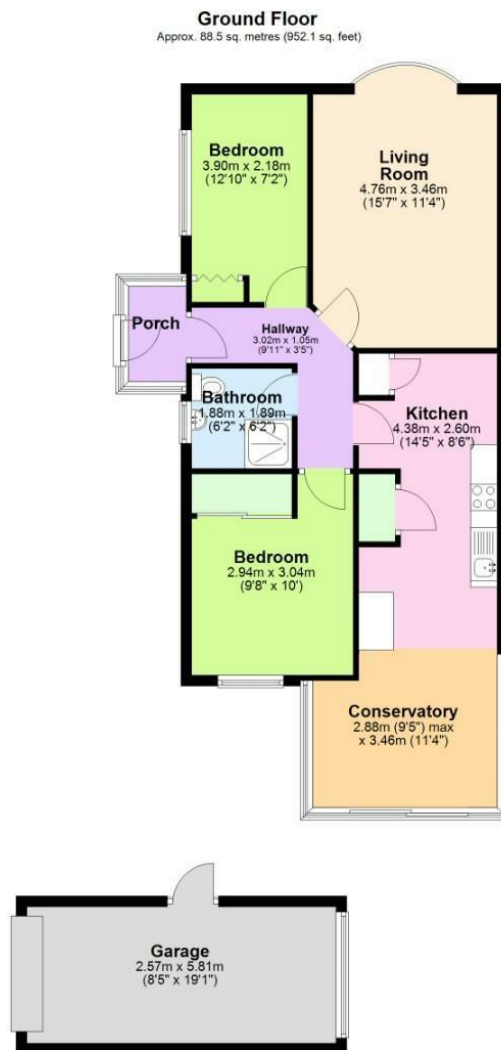
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A TWO BEDROOM CORNER PLOT SEMI DETACHED BUNGALOW IN EXCELLENT LOCATION.

Royston and Lund are delighted to bring to the market this two bedroom corner plot semi detached bungalow located in Silverdale. Situated close by to numerous amenities such as local shops, restaurants and pubs, being just a short drive away from Clifton and West Bridgford. Not to mention having excellent transport links via the A52 and the A453 this property would be a great fit for first time buyers or buyers wanting to downsize.

Interior accommodation comprises of a front porch that leads into a hallway upon entry that lends itself to the main reception room, kitchen, the two bedrooms, bathroom and insulated/boarded loft with ladder and lighting. The living room is a generous size with a front aspect window flooding the room with natural light pieced together with an electric fireplace. The kitchen dining area is ample in size with integrated appliances such as an oven, hob and extractor fan along with room to fit further freestanding appliances which leads into a conservatory area to the rear aspect providing relaxation and French doors to the rear garden. Both bedrooms are doubles and have built in wardrobes and they both share a three piece shower room with a wash basin and WC.

Facing the property there is ample off street parking to the front with a separate garage to the side of the property with additional garden space. To the rear of the property there is a low maintenance garden area with patio and stoned bedding creating a perfect space for summer seating. The rear garden is enclosed by fenced borders.



Total area: approx. 88.5 sq. metres (952.1 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		
	67	75

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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



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