



R
&L

7 Measham Close

| NG2 2AE | Guide Price £265,000 - £285,000

ROYSTON
& LUND

- **GUIDE PRICE £265,000 - £285,000**
- Open Plan Feel
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - B
- Three Bedrooms
- Integrated Kitchen Appliances
- Downstairs WC
- Excellent Transport Links
- Freehold - Council Tax Band - C





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Royston and Lund are delighted to bring the market this three bedroom semi detached property located in the Meadows. Sitting on a pretty cul-de-sac with no through traffic and private off-street parking, this home is well proportioned and offers great internal spaces. Nestled close by to numerous amenities being a short drive from the City Centre and West Bridgford where there are an abundance of local shops, pubs and restaurants, as well as having excellent transport links and being in the catchment area for well regarded schools. The property would be a great fit for a family or working first time buyers.

Ground floor accomodation is an expansive, open-plan kitchen with integrated appliances such as an eye level oven, hob and extractor fan, along with a fridge freezer and built in dishwasher, dining and living room area that opens out onto a sizeable rear garden. The ground floor also boasts of a downstairs WC and under stair storage.

To the first floor there are two double bedrooms, a four piece family bathroom, a single bedroom and a built-in storage area that are all accessed from an ample sized central landing.

Facing the property there is ample off street parking due to its own private driveway and to the rear there is a well presented garden with a patio area to start perfect for summer seating and bbq's, leading down onto a lawn space and in turn a further patio and stoned bed provides further seating in sun trap to the rear aspect.

Situated next to the beautiful Green Spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep. Set in the Old Meadows Conservation area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals



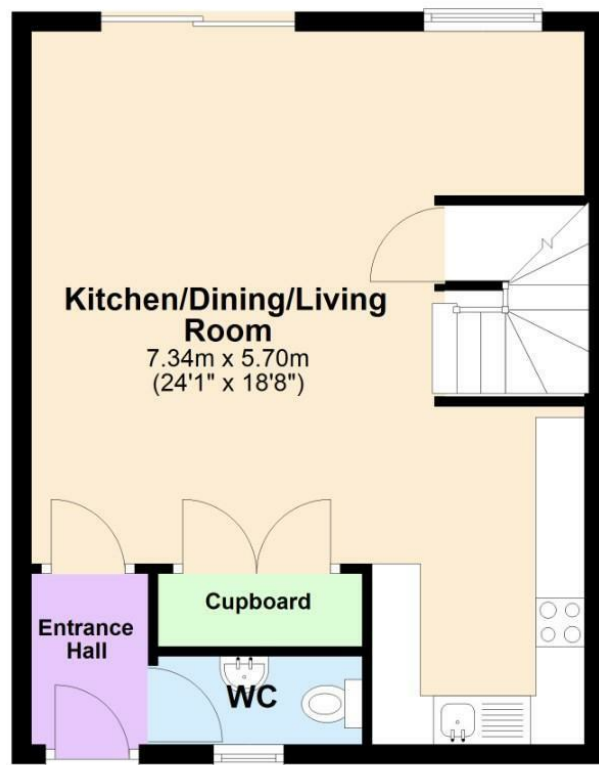


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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		

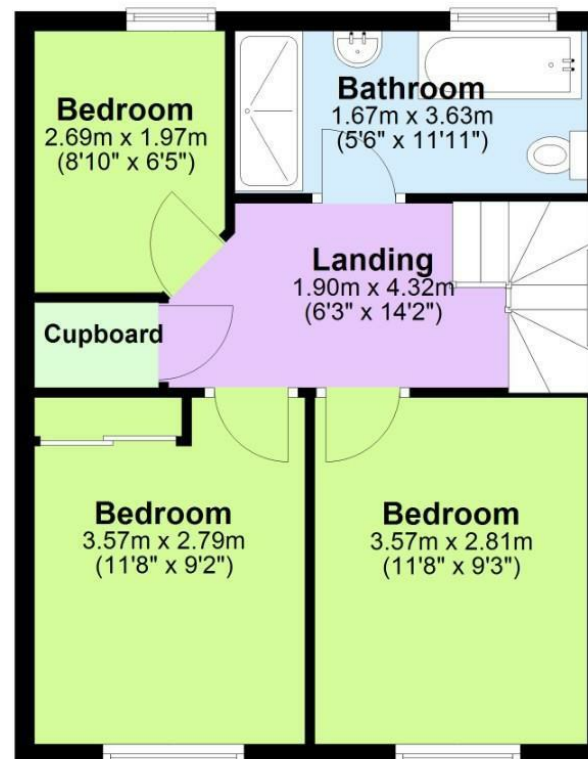
Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)

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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