



47 Pyatt Street

| NG2 2LD | Guide Price £200,000 - £220,000

ROYSTON
& LUND

- **GUIDE PRICE £200,000 - £220,000**
- Integrated Kitchen Appliances
- Excellent Transport Links
- Outdoor Storage Space
- EPC Rating - D
- Four Double Bedrooms, NO CHAIN
- Close By To Numerous Amenities
- Three Storeys
- Opportunity For First Time Buyers
- Freehold - Council Tax Bands - A





GUIDE PRICE £200,000 - £220,000

NO CHAIN

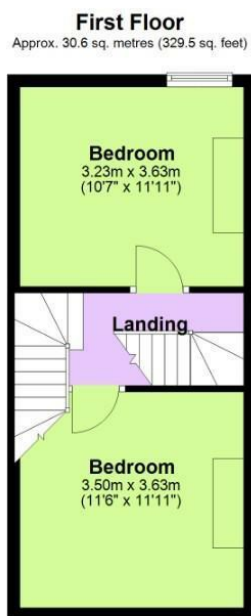
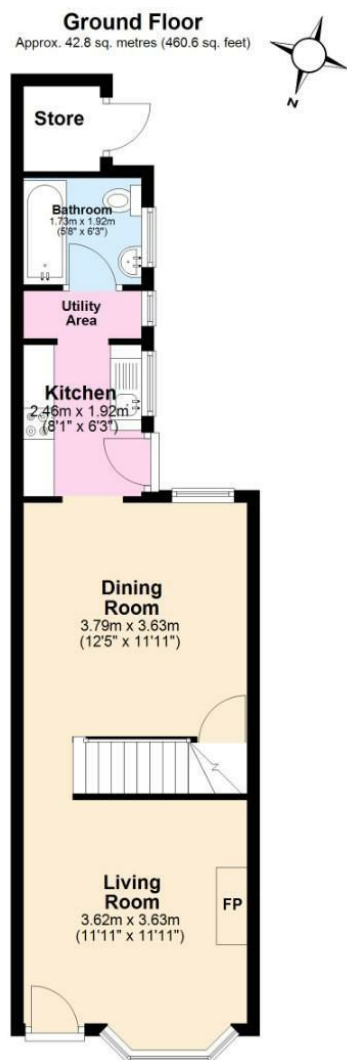
Royston and Lund are delighted to bring to the market this four bedroom mid terrace property located in the Meadows. Situated close by to numerous amenities being a short drive from the City Centre and West Bridgford as well as having excellent transport links such as ideal bus routes and being close to Nottingham Train Station. This property would be a great fit for first time buyers, working professionals or a buy to let.

Interior accommodation comprises of a generous size living room upon entry which has a large front aspect bay window, pieced together with a period correct fireplace. The dining room is a great size with a rear aspect window and leads you into the galley kitchen with integrated appliances such as a built in oven, hob and extractor fan with room to add further freestanding appliances. The kitchen lends itself to a utility area and furthermore a bathroom to the rear aspect consisting of a shower along with a wash basin and WC.

To the first floor there are two well proportioned double bedrooms with ample space. To the second floor there are two further spacious double bedrooms.

Facing the property there is on street parking with a small courtyard area leading you to the front door. To the rear there is a patioed space which can be utilised as a seating area, there is also a bricked storage space that can be used to the buyers discretion.





Total area: approx. 101.7 sq. metres (1095.0 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		
	64	79
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		

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**