

# SUPERIOR HOMES

# ROYSTON & LUND



# 11 Richmond Road

West Bridgford | NG2 5GD

Guide Price £390,000

\*\*\*GUIDE PRICE £390,000 - £410,000\*\*\*

Royston and lund are delighted to bring to the market this immaculately presented three bedroom mid terrace property located on Richmond Road in West Bridgford. Situated close by to numerous amenities being a short drive from West Bridgford Park and Central Avenue where there are numerous local shops, pubs and restaurants. Not to mention having excellent transport links into the City Centre and being in the catchment area for well regarded schools. This property would be a great fit for first time buyers or a growing family.

Ground floor accomodation comprises a hallway upon entry that leads into the main reception room and stairs to the first floor. The living room is a generous size with a large bay window to the front elevation flooding the room with natural light pieced together with a log burner for those winter months. The ground floor feels open plan with the adjoined dining area showcasing more than enough room for family and friends with a rear aspect window overlooking the rear courtyard garden. Off from the dining room is the modern fitted kitchen which features high quality base and wall units and integrated appliances such as an oven hob and extractor fan along with a built in dishwasher. The kitchen grants access to the rear courtyard garden and stairs leading down to the cellar and storage.

To the first floor there are two well proportioned double bedrooms. The master bedroom benefitting from built in sliding wardrobes and an ensuite shower room. Both Bedrooms share a separate bathroom consisting of a bath with shower attachment along with a wash basin and WC.

To the second floor there is a further double bedrooms complimented with dual skylights.



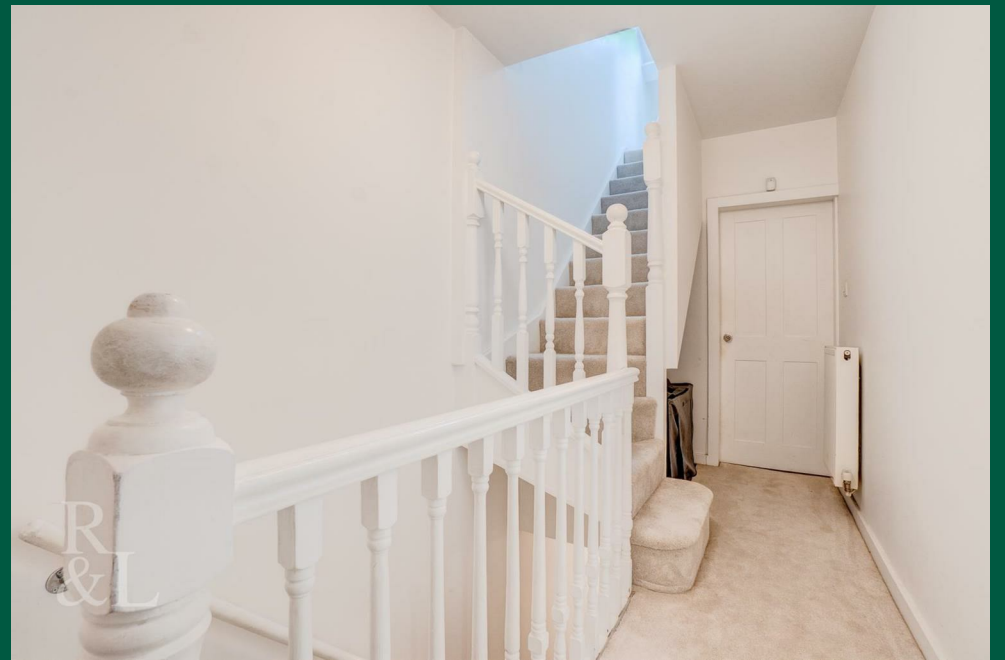


- **\*\*GUIDE PRICE £390,000 - £410,000\*\***
- Immaculately Presented Throughout
- Finished To A High Standard
- Modern Fitted Kitchen And Top Of The Range Integrated Appliances
- Family Bathroom And Ensuite Shower Room
- Spacious Cellar Which Has Been Renovated Throughout
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - B





R  
&L





R  
&L



The Cellar provides ample storage space and has been floored throughout and provides versatility for separate utility and or additional snug/study.

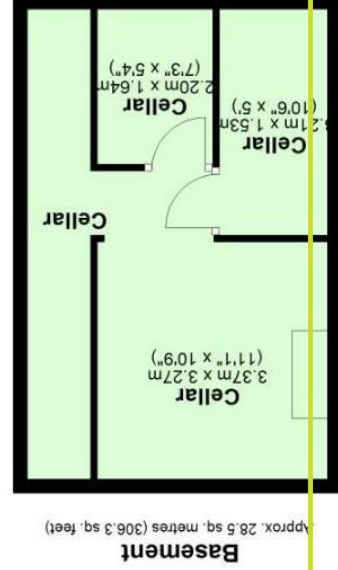
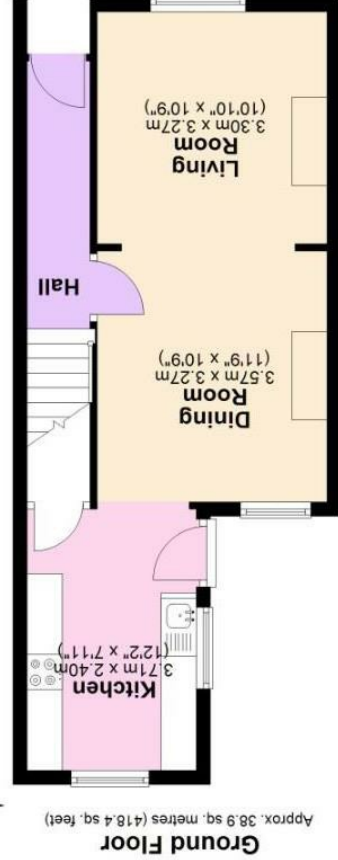
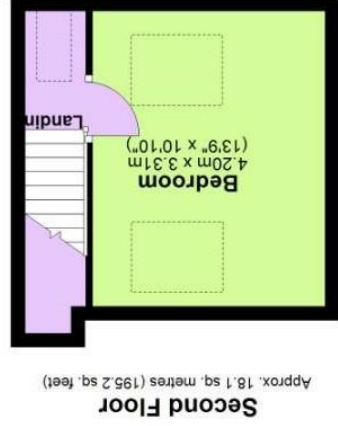
Facing the property there is on street parking and to the rear there is a low maintenance patioed south facing courtyard which provides a perfect space for BBQ's and summer seating.



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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(79)	(79)
(21-38) F	(21-38) F	(63)	(63)
(1-20) G	(1-20) G		
Current	Current	Potential	Potential

EPC



Total area: approx. 124.9 sq. metres (1344.9 sq. feet)