



19 Abingdon Road

West Bridgford | NG2 5JR | Guide Price £325,000 - £350,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Property
- Ample Off Street Parking
- Perfect For Property Developer
- Excellent Transport Links
- EPC Rating - D
- Living Room And Separate Dining Room
- Requires Some Modernisation
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





****GUIDE PRICE £325,000 - £350,000****

Royston and Lund are pleased to bring to the market this 1920s three bedroom semi detached property located in Central West Bridgford. Situated a short stroll away from numerous amenities such as local shops, bars and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into the surrounding villages and into the City Centre. This property would suit a property developer or for families wanting a project to put there own stamp on things.

Ground floor accomodation comprises a hallway upon entry that leads into the two main reception rooms, kitchen and stairs to the first floor. The living room is a generous size and benefits from French doors leading into the rear garden along with an gas fireplace and under stair storage. The dining room offers ample space for family and friends and showcases a front aspect bay window flooding the room with natural light. The kitchen benefits from a side door leading to the rear of the property and pantry.

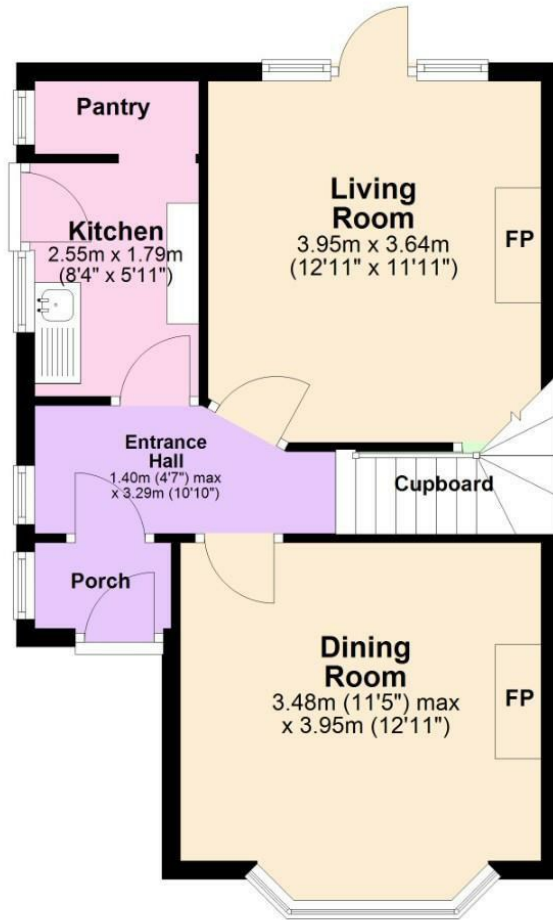
To the first floor there are three well proportioned double bedrooms. The second bedroom displays built in cupboard space. All three bedrooms share a bathroom consisting of a bath and wash basin and separate WC.

Facing the property there is ample private off street parking via a double gated paved driveway and to the rear there is a raised patio area off from the French doors which leads onto the lawn area which is south facing and shows hedgerow and mature shrubbery along with a storage shed.



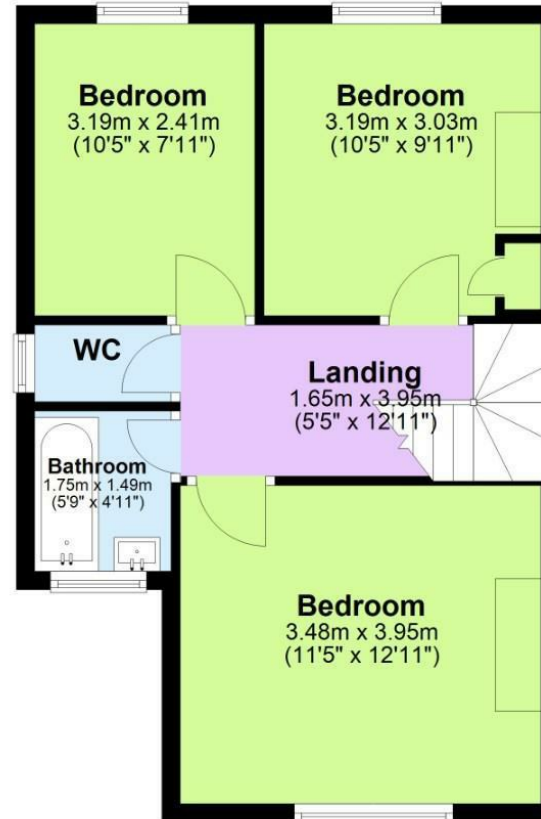
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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		

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**