



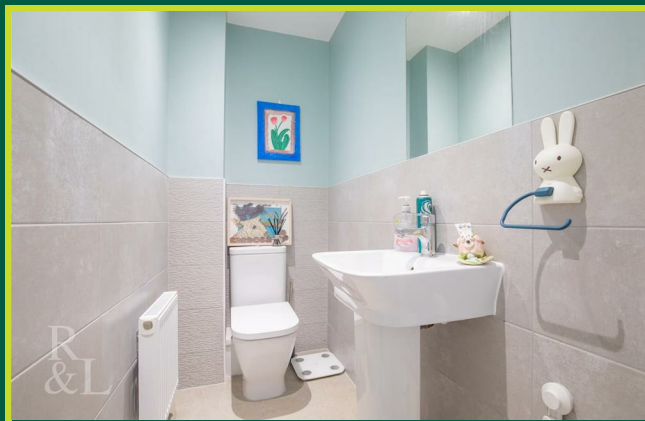
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&L

6 Fowler Road

Edwalton | NG12 4JS | Guide Price £325,000

ROYSTON
& LUND

- GUIDE PRICE
£325,000 - £345,000
- Kitchen/Diner with
Integrated Appliances
- En-suite Shower
Room
- Garden with Patio and
Storage
- EPC Rating - B
- Three Bedroom Semi-
Detached, Freehold
- Ground Floor WC
- First Floor Bathroom
Room
- Driveway for Multiple
Vehicles
- Council Tax Band - C





GUIDE PRICE £325,000 - £345,000

This attractive three-bedroom semi-detached young home offers a welcoming and versatile layout in a sought-after area.

On entry, you are greeted by a good sized living room that flows seamlessly into a stylish and neutral themed kitchen-diner, complete with integrated appliances including a gas hob, double oven, and fridge-freezer.

From here, a set of French doors open out onto a neatly presented garden featuring a slabbed patio, lawn, and great storage. A convenient WC completes the ground floor.

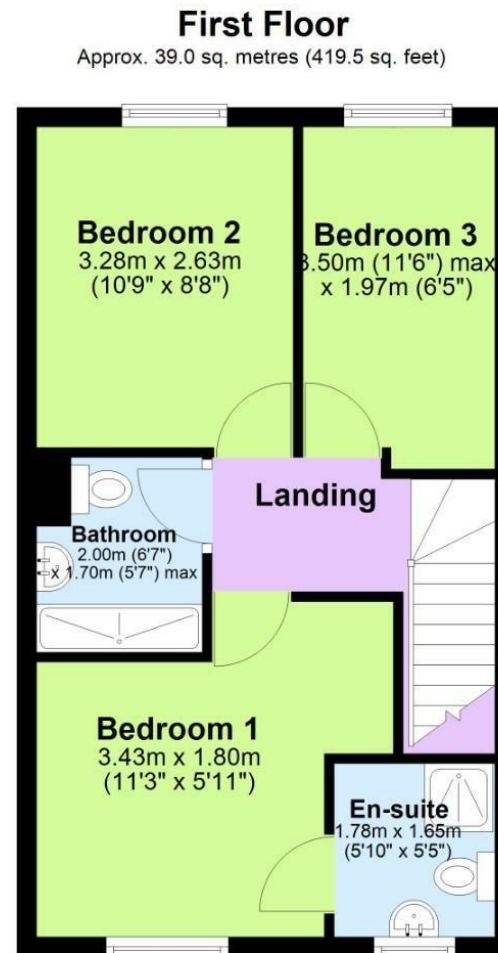
Upstairs, the principal bedroom benefits from its own en-suite shower room, while a family bathroom with shower over bath serves the remaining rooms.

Externally, the property enjoys a driveway with space for two vehicles, adding to the home's practicality and appeal.

Edwalton is served by Edwalton Primary School and Rosecliffe Spencer Academy, with secondary options nearby in West Bridgford such as The West Bridgford School. Green spaces include Sharphill Wood, Edwalton Fields Community Park, and Edwalton Golf Centre.

Transport links are excellent, with the A52 and M1 close by and regular Green Line 7 bus services into Nottingham city centre.





Total area: approx. 77.9 sq. metres (839.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		

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**ROYSTON
& LUND**