



43 Ashness Close

Gamston | NG2 6QW | Guide Price £220,000 -£230,000

ROYSTON  
& LUND

- **\*\*GUIDE PRICE £220,000 - £230,000\*\***
- **NO CHAIN**
- **Integrated Kitchen Appliances**
- **Excellent Transport Links**
- **EPC Rating - C**
- **Two Bedrooms**
- **Ample Off Street Parking**
- **Close By To Numerous Amenities**
- **End Terrace**
- **Freehold - Council Tax Band - C**





**\*\*ATTENTION FIRST TIME BUYERS\*\***

**\*\*NO CHAIN\*\***

£220,000 - £230,000

A well appointed two bedroom end terrace property located in Gamston, situated down a quiet cul de sac with ample off street parking and close by to numerous amenities from local shops and pubs whilst being a short drive from Central Avenue in West Bridgford. In addition, the property is well-connected, having excellent transport links into the City Centre. This property would be a perfect fit for first time buyers or investors.



Ground floor accommodation comprises a hallway that leads into the main reception room and stairs to the first floor. The living room is of generous size with windows to the front elevation. The living room leads into the kitchen which boasts of an integral oven, hob and extractor fan with room to add further freestanding appliances. The adjoining dining area provides ample space for guests and leads into the rear garden via sliding doors. The ground floor additionally has understairs storage.

To the first floor there are two well proportioned double bedrooms that share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via two spaces and to the rear of the property there is a garden area enclosed by fenced borders.

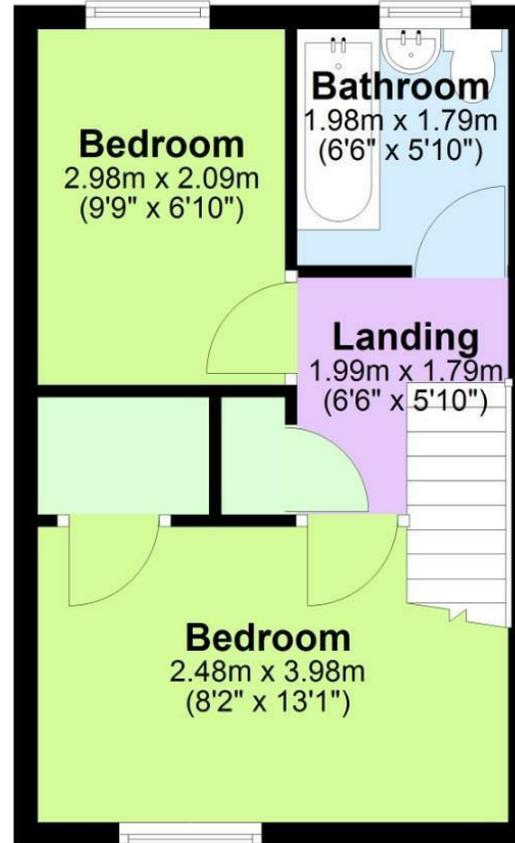
## Ground Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



## First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 52.9 sq. metres (569.7 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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