



40 Grainger Avenue

West Bridgford | NG2 7AS | Guide Price £249,950

ROYSTON  
& LUND

- Semi Detached House
- Potential To Create Third Bedroom
- Modern Fitted Kitchen
- EPC E
- No Upward Chain
- Two Double Bedrooms
- Lounge, Dining Room
- Front and Rear Gardens
- Council Tax B
- Viewing Highly Recommended





NO UPWARD CHAIN\*\*\* 2 SPACIOUS BEDROOM END TERRACE PROPERTY IN EXCELLENT LOCATION (POTENTIAL TO BECOME A 3 BEDROOM)\*\*\* IDEAL FOR FIRST TIME BUYERS AND/OR INVESTORS

A well-presented semi-detached house offering generous accommodation over both floors. The property is currently a spacious two bedroom house but with a simple internal conversion to the first floor (subject to building regulations) could be converted like many in this area, to a three bedroom property.

Amenities nearby include local shops, bars, restaurants as well as commuting links via the A52. It is also in the catchment for the well-regarded schools situated in West Bridgford.

Upon entering the property through the porch you are greeted by a hallway which provides access to the ground and first floor. There are two reception rooms and a modern kitchen.

To the first floor there are two good-sized bedrooms. The bedrooms are complemented by a bathroom with a three piece white suite including a wash basin, WC and a bath with an overhead shower.

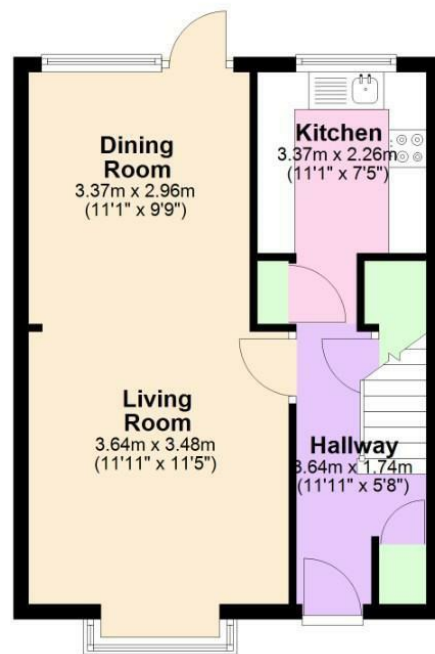
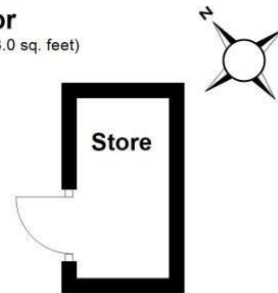
Outside, there is an enclosed rear garden with a patio and lawned garden. The front garden is accessed via a shared pathway giving access to a low maintenance front garden and access to the property.

The property is being sold with no upward chain.



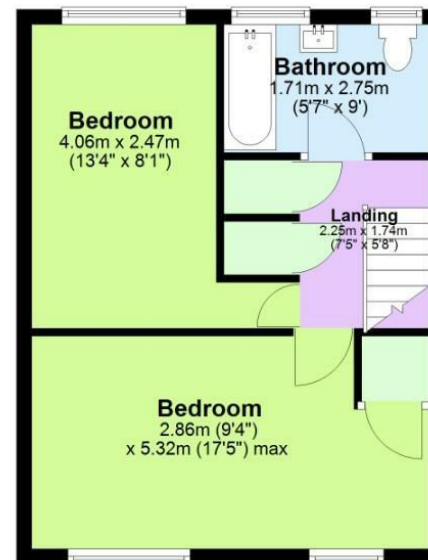
## Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)



## EPC

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>81</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                | <b>54</b> |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| 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) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| 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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