

SUPERIOR HOMES

ROYSTON & LUND



37 Mabel Grove

West Bridgford | NG2 5GT

Guide Price £550,000 - £575,000

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Positioned in an excellent location being a stone's throw away from West Bridgford park and Central Avenue where there are numerous amenities on offer from bars, restaurants and local shops. Not to mention this property having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a family.

Ground floor accommodation comprises of a generous size hallway that leads into the main reception room and kitchen along with stairs to the first floor. The living room is a great size with a large front aspect bay window flooding the room with natural light. The dining/lounge is a generous size with rear aspect window, pieced together with a beautiful period correct fireplace. The kitchen dining room is a great size with integrated appliances and plenty of kitchen unit and cupboard space. The kitchen dining room also grants access to the cellar and to the rear garden.

To the first floor there are three well proportioned double bedrooms. The main bedroom having the benefit of an ensuite shower room. The second bedroom contains a beautiful period correct fireplace. The Remaining third bedroom is another spacious double looking over the rear aspect. All three bedrooms on the first floor also have access to a family bathroom consisting of a bath with shower overhead, along with a wash basin and WC. To the second floor there is a landing that leads to two further spacious double bedrooms that share the family bathroom to the first floor.

Facing the property there is on street parking and off street parking due to a courtyard area. There is also a shared access driveway to the left side of the property which is shared with the neighbour. To the rear of the property there is a well kept patioed and lawn garden which is south facing perfect for those summer months.

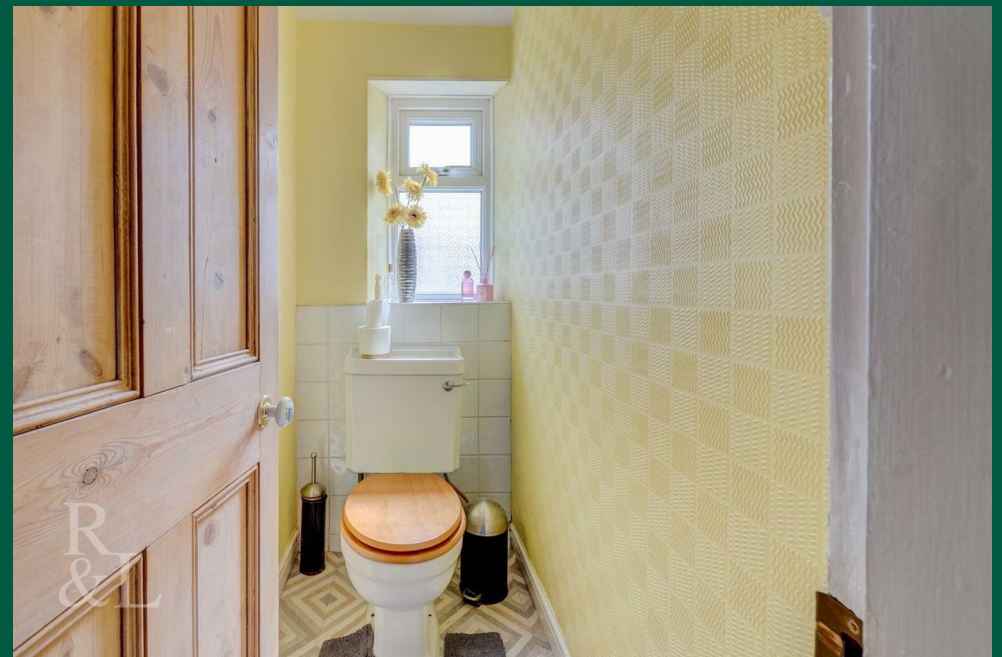
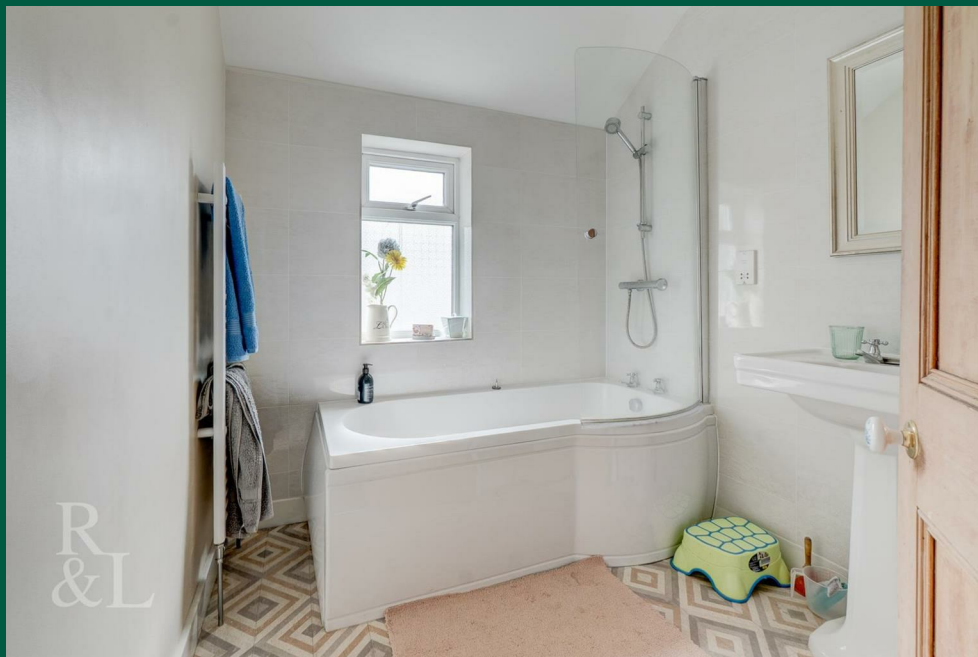
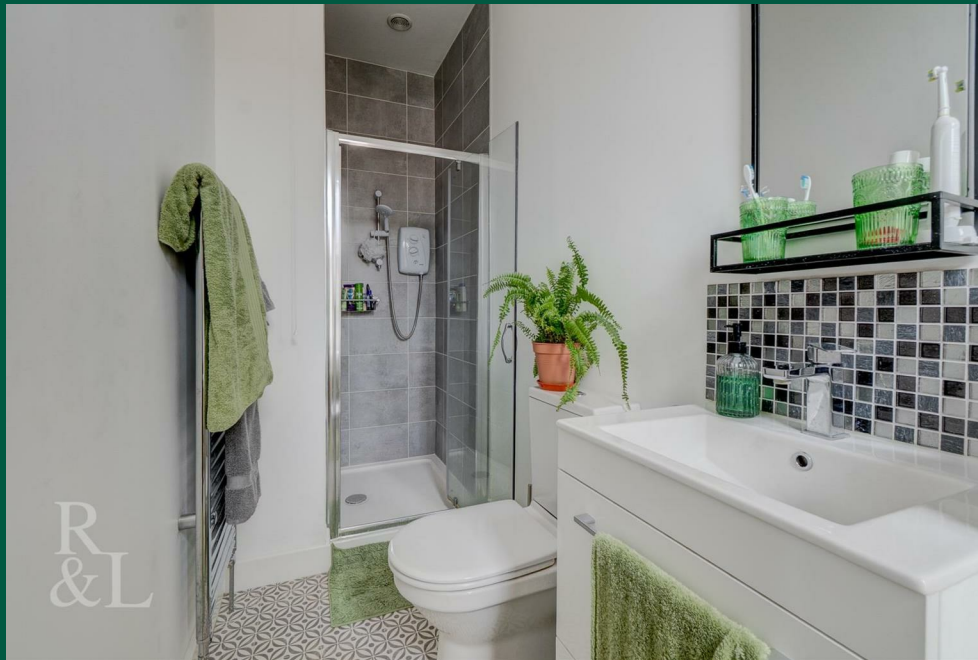




- **GUIDE PRICE £550,000 - £575,000**
- Five Double Bedrooms
- Ensuite Shower Room Off Principal Bedroom
- Spacious Reception Rooms
- Lots Of Period Correct Features
- Large Kitchen Dining Room
- Cellar Space
- Ample Parking
- EPC Rating - D
- Freehold - Council Tax Band - D











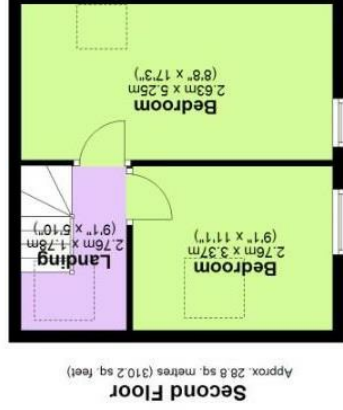
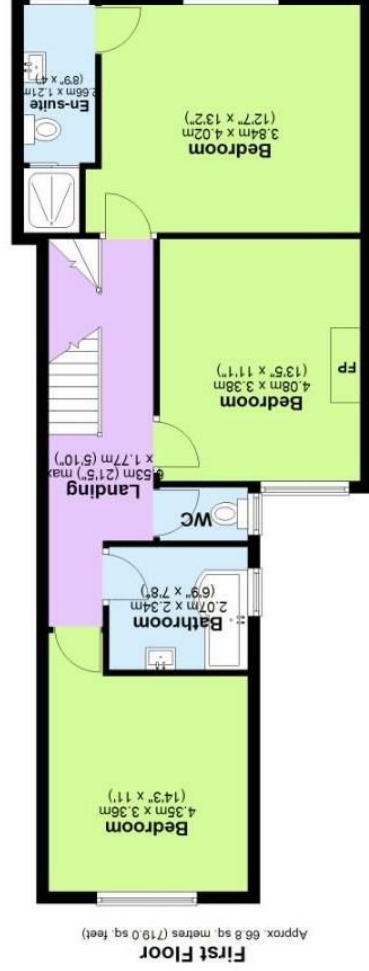
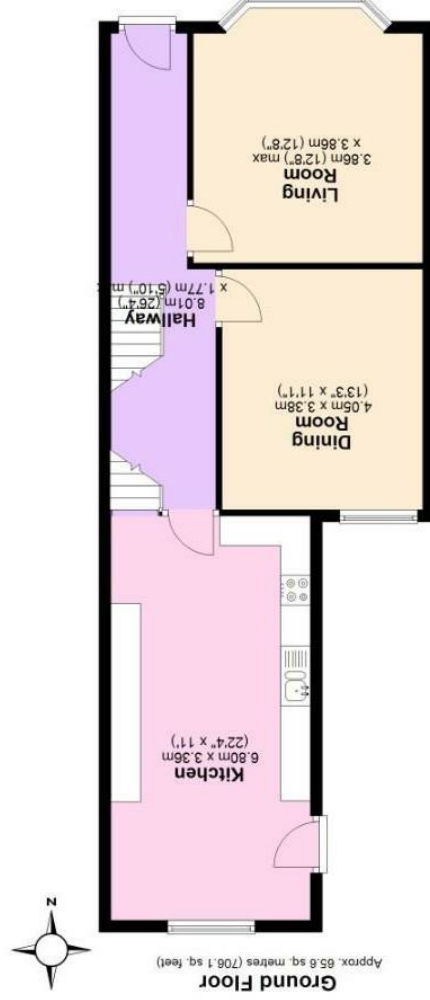
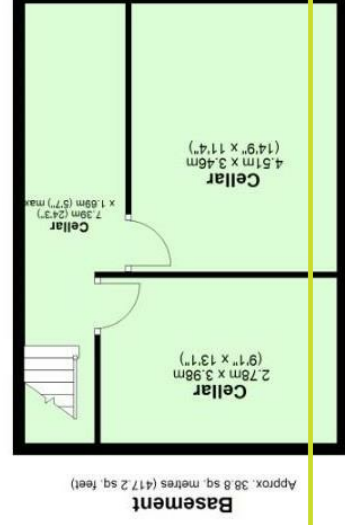
Mabel Grove is a much sought after location with strong community spirit and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 200.0 sq. metres (2152.5 sq. feet)



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

EPC



PROTECTED

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