



4 Fleeman Grove

West Bridgford | NG2 5BH | Offers Over £375,000

ROYSTON  
& LUND

- Four Double Bedroom Family Home
- Excellent Opportunity To Put Your Own Stamp On Things
- Cellar
- Excellent Transport Links
- Freehold - Council Tax Band - C
- Ideal Purchase For Someone Wanting a Project
- Three Reception Rooms
- Close By To Numerous Amenities
- EPC Rating - D





Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Lady Bay. This property would be an excellent opportunity for a buyer to have a project to fully renovate and refurbish both the interior and exterior.

Lady Bay boasts of numerous amenities from well regarded primary school and nursery, not to mention being a short drive from West Bridgford's Central Avenue where there are local shops, bars and restaurants. Lady bay also has excellent transport links via the A52 into the City Centre.

In brief ground floor accommodation comprises of three main reception room, a formal dining room to the front aspect, followed by a living room and breakfast room and kitchen to the rear aspect. Off from the breakfast room is a large cellar positioned under the stairs. To the first floor landing there are three well proportioned double bedrooms that share a bathroom and separate WC.

To the second floor there is the fourth double bedroom.

Facing the property there is on street parking and to the rear there is a patio area off from the kitchen and a garden to the rear aspect.





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

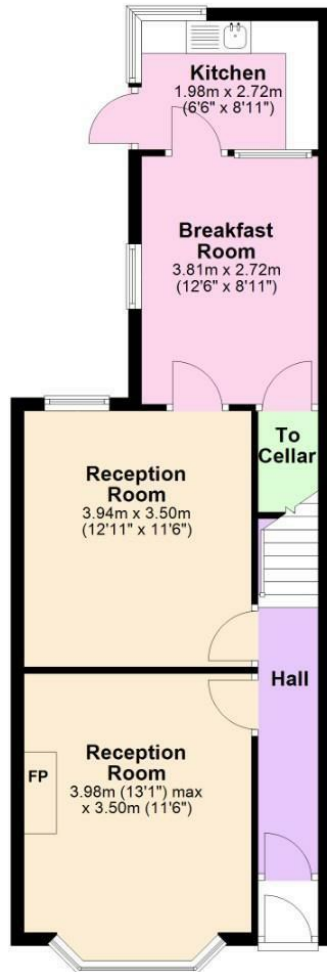
England & Wales EU Directive 2002/91/EC

#### 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

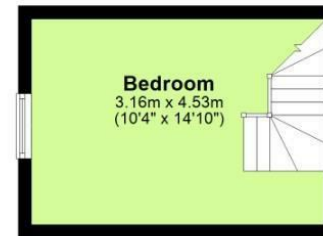
**Ground Floor**  
Approx. 52.9 sq. metres (569.9 sq. feet)



**First Floor**  
Approx. 52.9 sq. metres (569.3 sq. feet)



**Second Floor**  
Approx. 14.3 sq. metres (154.1 sq. feet)



Total area: approx. 120.1 sq. metres (1293.2 sq. feet)

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**