



5 Highfield Grove,
West Bridgford | NG2 6DW | £279,950

ROYSTON
& LUND

- ****NO CHAIN ****
- Mid Terrace
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- EPC Rating - C
- Two Bedrooms
- Well Presented
- Excellent Location
- Viewing Recommended
- Freehold - Council Tax Band - B





A well appointed two bedroom mid terrace property located in the heart of West Bridgford. Situated close by to numerous amenities being within walking distance from Central Avenue and Melton Road shops where there are local pubs, restaurants and independent cafes as well as having excellent transport links into the City Centre. This property would be an excellent purchase for first time buyers or a growing family.

Ground floor accomodation comprises of a living room upon entry, with a front aspect window and a stylish gas fireplace. Moving through the living room you come into the dining room which is a generous size and grants access to the kitchen and stairs to the first floor. The galley kitchen is an ample space with integrated oven, hob and extractor fan with plenty of room to add further freestanding appliances.

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

Facing the property there is on street parking and to the rear there is a rear garden with a patio area to start off from a side door to the kitchen. A blocked paved pathway leading to a patioed courtyard area which is aligned by hedgerow to the left aspect and flower bed to the right containing mature shrubbery. The courtyard further has a bricked store shed that sits at the back of the kitchen. Being a mid terrace there is a gate to the rear aspect of the garden granting walkway and access to the front of the property.



Total area: approx. 74.4 sq. metres (800.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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 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		

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**