



11 Broadleigh Close

West Bridgford | NG2 7NZ | £260,000

ROYSTON  
& LUND

- Two Bedroom Semi Detached Property
- Perfect Opportunity To Put Your Own Stamp On Things
- Built In Wardrobes
- Conservatory Space
- Catchment Area For Well Regarded Schools
- CHAIN FREE
- High Quality Solar Panels
- Integrated Kitchen Appliances
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax Band - B // EPC Rating - C





A well appointed two bedroom semi detached property located in the desirable Compton Acres. Situated a short drive from numerous amenities being close to Loughborough road and Central Avenue where you will find local shops, bars and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding areas and The City Centre. This property would be an excellent fit for first time buyers, an ideal buy to let or even those for those wanting to downsize.

Ground floor accommodation comprises a initial porch upon entry that leads into the main living room which features a window to the front elevation flooding the room with natural light and stairs to the first floor. Off from the living room is the kitchen which showcases built in oven, hob and extractor fan with room to add freestanding appliances. The kitchen leads into the conservatory to the rear aspect which boasts the perfect space for relaxation whilst granting access to the rear garden through a side door.

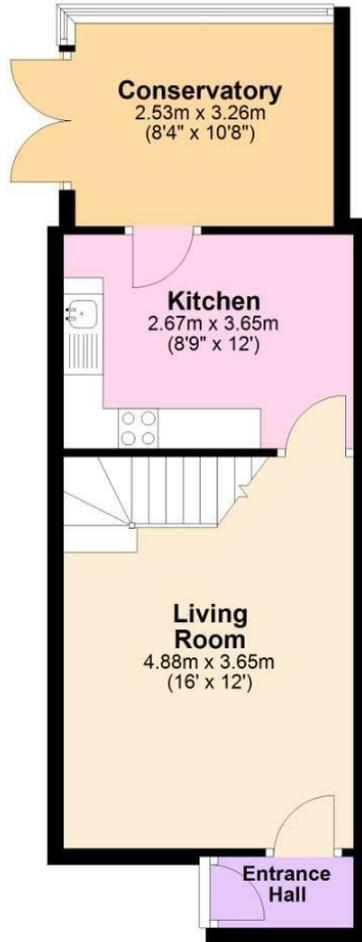
To the first floor there are two well proportioned double bedrooms positioned both to the front and rear aspect and both feature built in sliding wardrobes that share a tiled three piece suite bathroom consisting of a bath with shower overhead.

Facing the property there is ample off street parking via a single driveway and lawn area to the front.

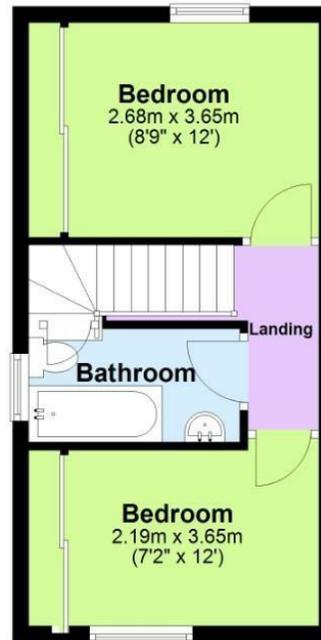
The rear garden is well kept and benefits from a raised lawn which is aligned with flower bedding showing mature shrubbery with patio area perfect for summer seating and convenient storage shed.



**Ground Floor**  
Approx. 38.1 sq. metres (410.6 sq. feet)



**First Floor**  
Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)



**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>	74	82
(55-68) <b>D</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

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