



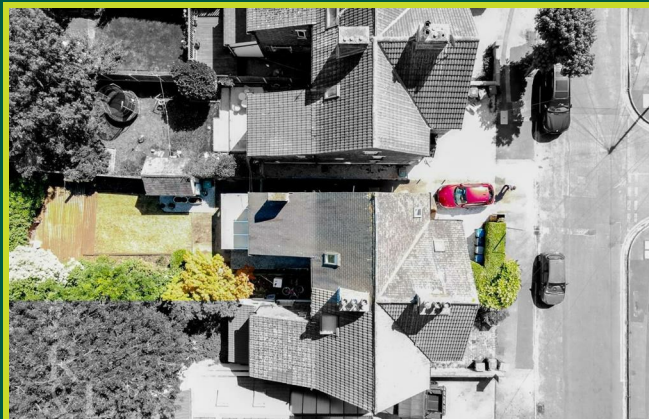
9 Millicent Road

West Bridgford | NG2 7LD | Guide Price £535,000 - £550,00

ROYSTON
& LUND

- GUIDE PRICE £535,000
- Integrated Kitchen Appliances
- Modern Fitted Four Piece Suite Bathroom
- Low Maintenance Rear Garden
- Excellent Transport Links
- Four Bedrooms
- Large Bay Window
- Cellar Space
- Close By To Numerous Amenities
- EPC Rating : D Freehold
- Council Tax Band : D





GUIDE PRICE *£535,000*

Nestled a stone's throw away from Central Avenue where there are numerous amenities from pubs, bars, not to mention having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation comprises of a generous size hallway which lends itself to the reception rooms and stairs to the first floor. The living room is a generous space with a large front aspect bay window flooding the room with natural light, pieced together with a period open fireplace. The dining room is accessed through an opening and has plenty of space to entertain family and friends. The kitchen is ample in size and has integrated appliances and a kitchen island which lends itself to a further dining/sunroom space to the rear aspect which in turn grants access to the rear garden.

To the first floor there are two double bedrooms, the main bedroom to the front aspect is a great size with built in wardrobe space and open fire place. Bedroom two is a great size both bedrooms share a spacious modern fitted four piece suite bathroom consisting of a separate bath and shower, double sink and WC.

To the second floor there are two further bedrooms that share the four piece bathroom to the first floor.

Facing the property there is a courtyard area which leads to the front door and side access to the property. To the rear of the property there is a low maintenance rear garden with decking to the rear aspect creating a great sun trap. A lawn and patio space complete the garden which is enclosed by bricked borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78

England & Wales EU Directive 2002/91/EC

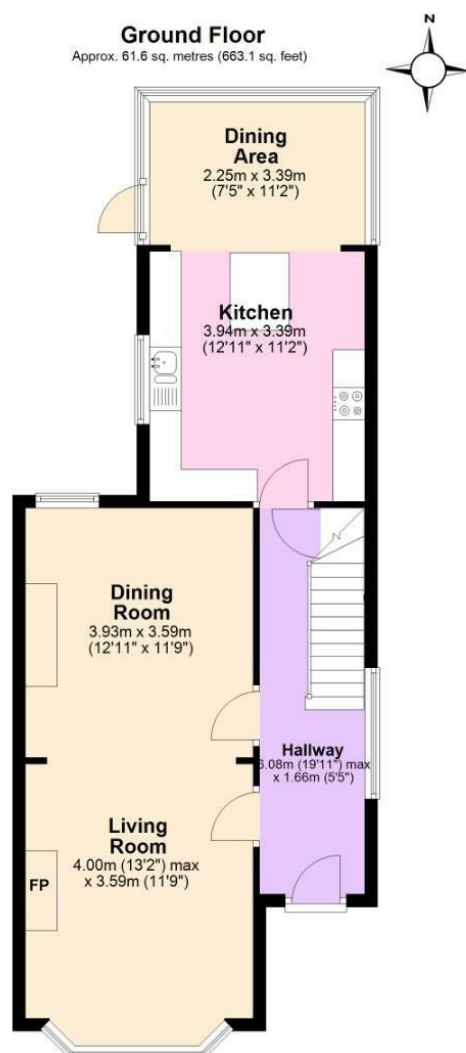
Environmental Impact (CO₂) Rating

	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

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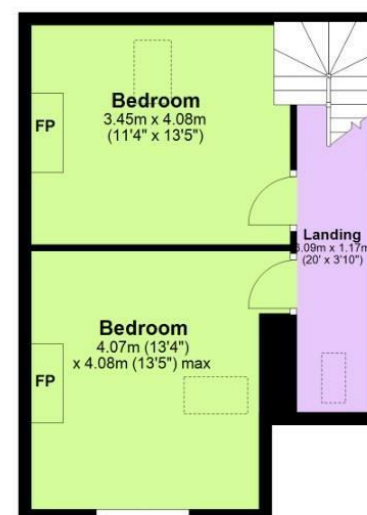
Ground Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.4 sq. feet)



Second Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 152.0 sq. metres (1636.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.