



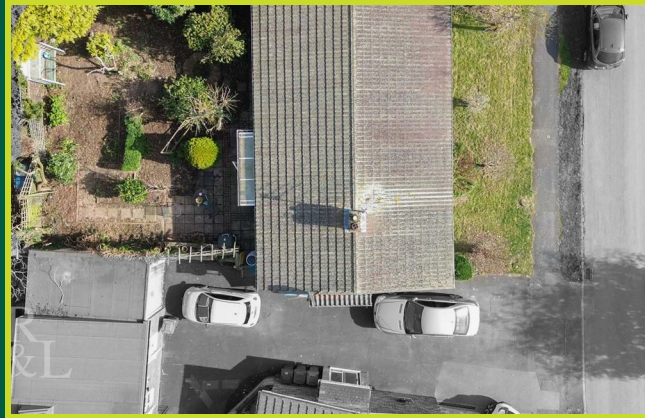
52 St. Lawrence Boulevard

Radcliffe-On-Trent | NG12 2DY | Guide Price £240,000 - £255,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £240,000 ■ Three Bedrooms  
- £255,000\*\*
- Integrated Kitchen Appliances
- Amenities Close By
- Built in Wardrobes
- EPC Rating - D
- Off Street Parking
- Excellent Transport Links
- Bungalow
- Freehold - Council Tax Band - C







**\*\*GUIDE PRICE £240,000 - £255,000\*\***

Royston and Lund are pleased to bring to the market this three bedroom semi detached bungalow situated in Radcliffe on Trent. Radcliffe on Trent offers numerous amenities such as shops, pubs and restaurants, as well as being in the catchment area for well regarded schools.

Interior accommodation comprises of a generous size living room with large aspect front window letting in lots of natural light. The kitchen area is an ample size with integrated appliances such as an oven hob and extractor fan with room to add further freestanding appliances. There are three well proportioned double bedrooms. The main bedroom and bedroom two have the benefit of built in wardrobes and all bedrooms share a three piece bathroom consisting of a bath with shower overhead along with wash basin and WC. Interior accommodation also benefits from storage space.

Facing the property there is ample off street parking and the use of a single garage. To the rear there is a patioed garden along with flower beds containing mature shrubbery which is enclosed by fenced borders.





## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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## Ground Floor

Approx. 100.8 sq. metres (1085.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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