



32 Gardens Court

West Bridgford | NG2 5LF | Asking Price £220,000

ROYSTON  
& LUND

- Two Bedroom Terraced Bungalow
- NO CHAIN
- Built In Wardrobes To The Master Bedroom
- Modern Three Piece Suite Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings
- Integrated Kitchen Appliances
- Over 60s Development
- EPC Rating - D /// Freehold Council Tax Band - B





**\*\*NO CHAIN\*\***

A well appointed two bedroom bungalow set on the over 60s estate in Gardens Court in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue whilst also being located down a quiet street. This property would be an excellent fit for those wanting to downsize.

Interior accommodation comprises of an entrance hall that lends itself to both bedrooms, bathroom and reception room. The living room is a generous with plenty of room for family and friends further featuring a sliding door to the rear aspect leading to the rear gardens. Off from the living room is the kitchen/dining room which is ample in size and benefits from high quality base and wall units that house integrated appliances such as an oven, hob and extractor fan and fridge/freezer along with more than enough room to add your freestanding appliances such as a dishwasher or washer dryer. Off from the kitchen is a convenient pantry cupboard, perfect for storage.

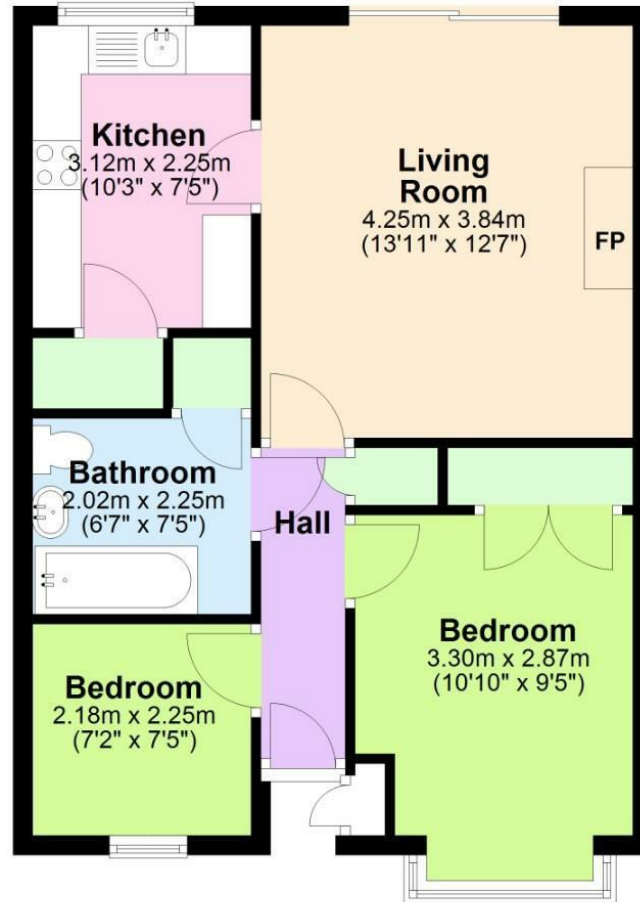
Both bedrooms are well proportioned. The main bedroom is a double and features built in wardrobes and a front aspect window letting in natural light. The second bedroom is a spacious bedroom. All bedrooms share a three piece shower room consisting of a walk in shower along with a wash basin and WC.

The complex offers off street parking spaces, and to the rear of the property there is communal garden space off from the sliding doors to the living room with a patio area providing summer seating.



## Ground Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 51.1 sq. metres (550.3 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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		

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