



8 Europa View

| NG11 6FG | £325,000

ROYSTON  
& LUND

- Three double-bedroom semi-detached house
- Built-in wardrobes
- Freehold, council tax band C
- Ground-floor WC
- EPC Rating - C
- French doors from living room into garden
- Range of local amenities within easy reach
- Integrated kitchen appliances
- Ensuite Shower Room
- Freehold - Council Tax Band - C





A well-appointed, immaculately presented three-bedroom semi-detached family home located in West Bridgford. Situated close to numerous amenities, it is but a short distance from Compton Acres and Central Avenue shopping centres, with their numerous popular bars and restaurants. The local catchment area can boast highly regarded schools, and transport links to Nottingham City Centre are excellent. This property would be a great fit for first-time buyers, or a growing family.

Ground-floor accommodation comprises an entrance hall leading to the main reception room, kitchen and WC. The living room and adjoined dining room is of a generous size, from which French doors lead to the lawned rear garden. The kitchen has integrated appliances, including an oven, hob and extractor fan, built-in fridge/freezer and dishwasher and washing machine space. The ground floor further offers a storage space beneath the staircase.

To the first floor there are two well-proportioned double bedrooms, each having access to the family bathroom, complete with shower.

To the second floor there is a further double bedroom with built-in wardrobe and access to its own ensuite shower room/toilet

The property has a small, enclosed front garden and to the rear of the house there is a low maintenance lawned garden with patio area, all of which is enclosed by fencing.

Adjacent to the property is a private parking area where the garage to this property is located.



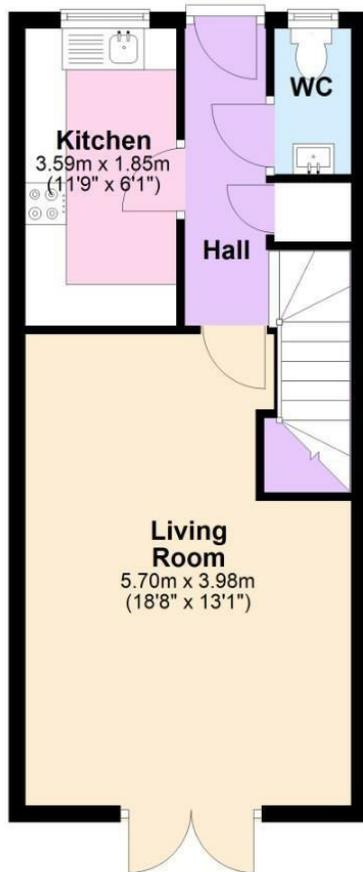


### EPC

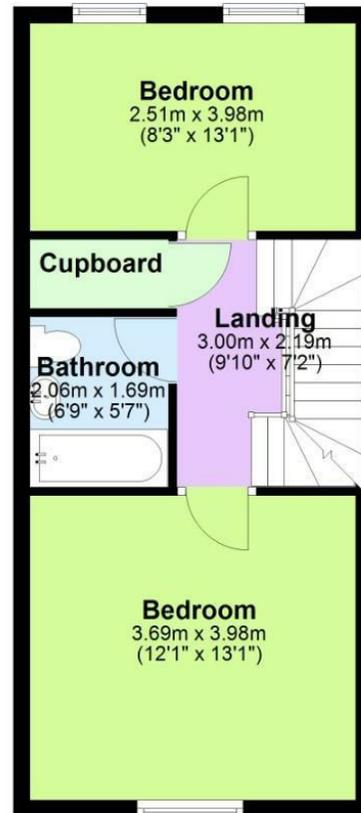
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**ROYSTON & LUND**

**Ground Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



**Second Floor**  
Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

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