



147 Blake Road

West Bridgford | NG2 5LA | £460,000

ROYSTON  
& LUND

- Three Bedroom Detached Family Home
- Ample Off Street Parking Via a Single Tandem Driveway And Single Garage
- High Quality Fitted Kitchen
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Immaculately Presented Throughout
- Period Features
- Recently Refurbished Shower Room
- Excellent Transport Links
- EPC Rating - D // Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this three bedroom detached family home set on the ever desirable Blake Road in West Bridgford. Situated a short walk from Central Avenue where there are numerous local shops, pubs and restaurants, not to mention being in the catchment for well regarded schools and having excellent transport links into the City Centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises an initial porch and hallway upon entry that leads you into the two main reception rooms, extended kitchen and stairs to the first floor. The living room to the front aspect showcases a front aspect square bay window flooding the room with natural light pieced together with a period open fireplace. The second reception room overlooking the rear garden features further period open fireplace and the extended kitchen displays high quality base and wall units which houses integrated appliances such as an eye level oven and grill along with gas hob and extractor hood and built in fridge and freezer with further room to add additional freestanding appliances. The kitchen allows access to the rear garden via a back door. The ground floor is completed with under stair storage.

To the first floor there are three well proportioned double bedrooms that all share a recently refurbished and restructured tiled shower room consisting of a walk in shower along with a wash basin and WC.

Facing the property there is ample off street parking to the front and side of the property leading to a spacious single garage fitting several cars in total. To the rear there is a generous garden that has a patio area to start, leading onto lawn space and turn finishing with a further patioed seating area and stone chip flower bedding to the rear aspect. The rear garden is aligned with flower bedding containing mature shrubbery and is enclosed with fenced borders.



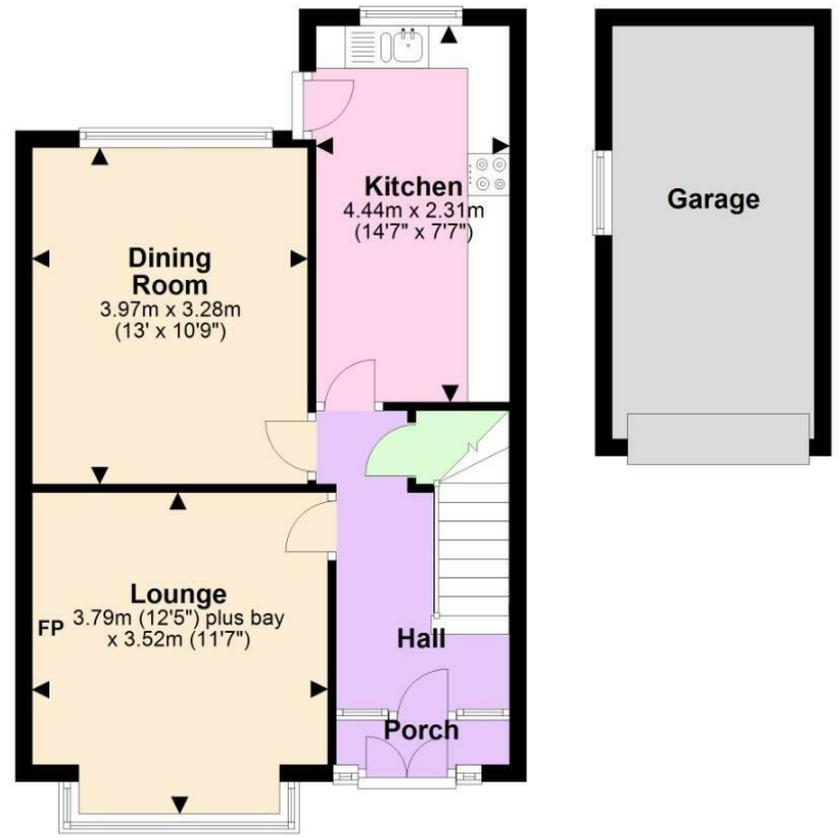
### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	



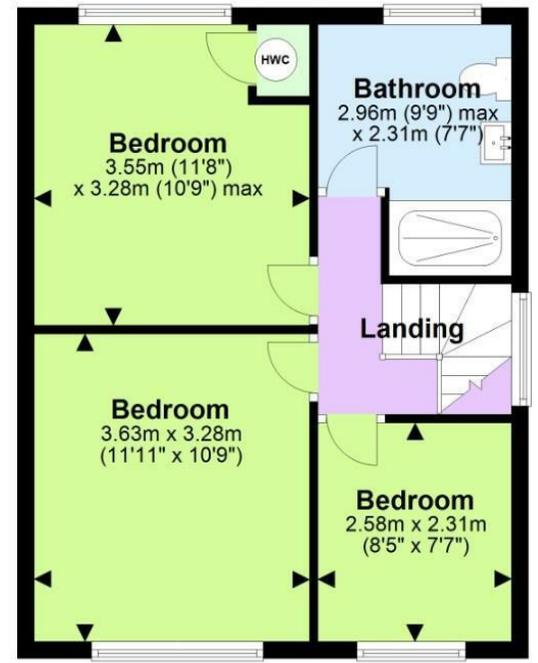
### Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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