



1 Byron Road

West Bridgford | NG2 6DY | Guide Price £250,000

ROYSTON  
& LUND

- \*\*NO CHAIN\*\*
- \*\*CENTRAL LOCATION\*\*
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- RENOVATION/REFURBISHMENT PROJECT
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- On Street Parking
- Freehold - Council Tax Band - B





Brought to the market with NO CHAIN  
**\*\*CENTRAL WEST BRIDGFORD\*\***

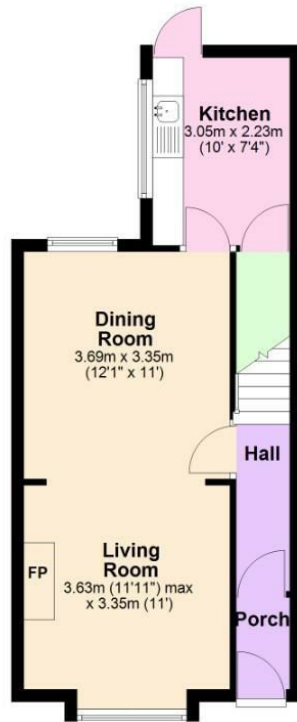
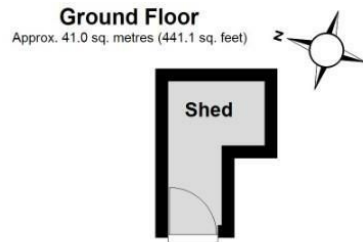
Requiring full refurbishment and modernisation and nestled in a great location in the heart of West Bridgford just off Central Avenue, this property would be an excellent purchase for an investor or someone looking for a project to create a family home.



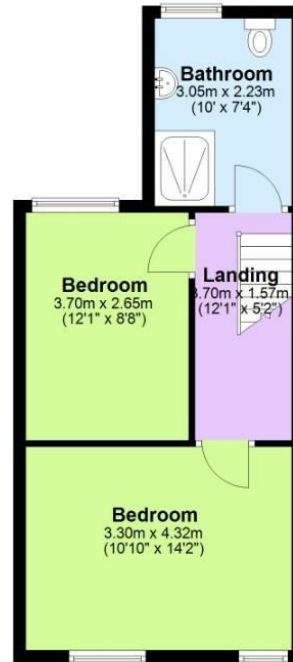
Ground floor accommodation comprises of a hallway which leads you into the spacious living room/dining room and kitchen along with stairs to the first floor. Off from the kitchen is a separate utility space. The ground floor also benefits from under stair storage.

To the first floor there are two well proportioned double bedrooms that share a modern three piece suite bathroom consisting of a shower with wash basin and WC.

Facing the property there is on street parking and to the rear there is an lawn and patio area that enclosed by bricked and fenced borders.



**First Floor**  
Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)



## EPC

| Energy Efficiency Rating                                                                                                                 |           |           |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                                          | Current   | Potential |
| Very energy efficient - lower running costs                                                                                              |           |           |
| (92 plus) <b>A</b>                                                                                                                       | <b>64</b> | <b>88</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 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  |           |           |

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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& LUND**