



29 Rugby Road

West Bridgford | NG2 7HX | Guide Price £270,000 - £290,000

ROYSTON
& LUND

- **GUIDE PRICE £270,000 - £290,000**
- NO CHAIN
- Excellent Transport Links
- Off Street Parking And Single Garage
- EPC Rating - C
- Three Bedrooms
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Well Presented
- Freehold - Council Tax Band - B





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NO CHAIN

Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are numerous amenities such as local shops, pubs, restaurants and independent cafes to name just a few. The ideal location of the property means that it is in the catchment area for numerous well regarded schools and it has excellent transport links into the City Centre.

Ground floor accommodation comprises of a generous size living room/dining room with a front aspect window flooding the space with natural light. The dining area has more than enough space to entertain family and friends and provides access to the rear garden through sliding doors. The kitchen has integrated appliances such as an oven, hob and extractor fan, with room for freestanding appliances. The kitchen also provides access to the rear garden via the back door.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two having built in storage space. Bedroom three is an over stair single. All bedrooms share a sleek three piece bathroom consisting of a shower with a wash basin along with a WC.

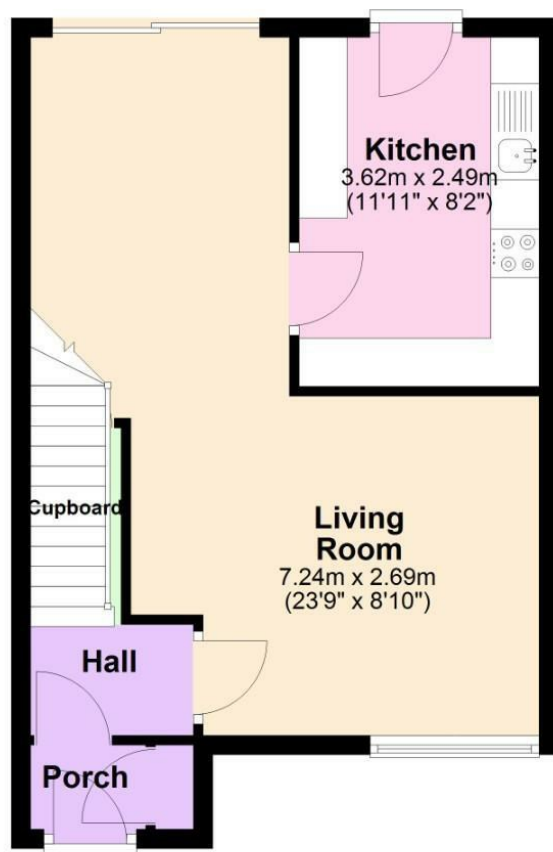
Facing the property there is off street parking due to a single driveway. To the rear of the property there is a patioed low maintenance garden which is enclosed by fenced borders.

A single terraced garage can be found within walking distance from the property.



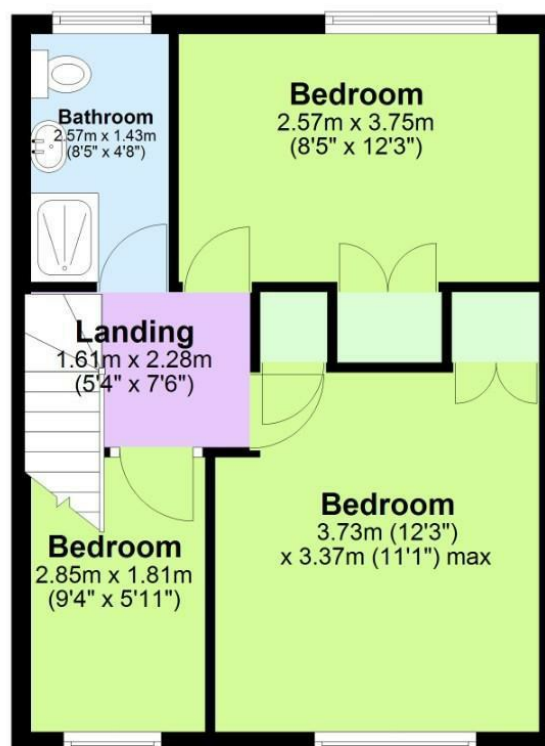
Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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& LUND