



7 Burnside Road

West Bridgford | NG2 7HU | Guide Price £400,000 - £420,000

ROYSTON  
& LUND

- \*\*GUIDE PRICE £400,000 - £420,000\*\*
- Four Piece Suite Bathroom
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- Three Bedrooms
- Downstairs WC
- Ample Off Street Parking And EV Charging Point
- Excellent Transport Links
- Freehold - Council Tax Band - C





**\*\*GUIDE PRICE £400,000 - £420,000\*\***

Situated a short drive from numerous amenities and having excellent transport links into the City Centre and the surrounding villages. Not to mention being the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hallway which leads you into the main reception rooms, kitchen and stairs to the first floor. The living room is a great size with a front aspect bay window flooding the room with natural light, pieced together with a log burner for those winter months. The living room leads into the dining room through French doors providing an open feel which is great for the family. The dining room also grants access to the rear garden through further French doors. The kitchen is ample in size with integrated appliances such as an integrated Rangemaster oven, gas hob and extractor hood, along with a built in dishwasher and washing machine. The ground floor is completed with an under stair WC and ample storage space.

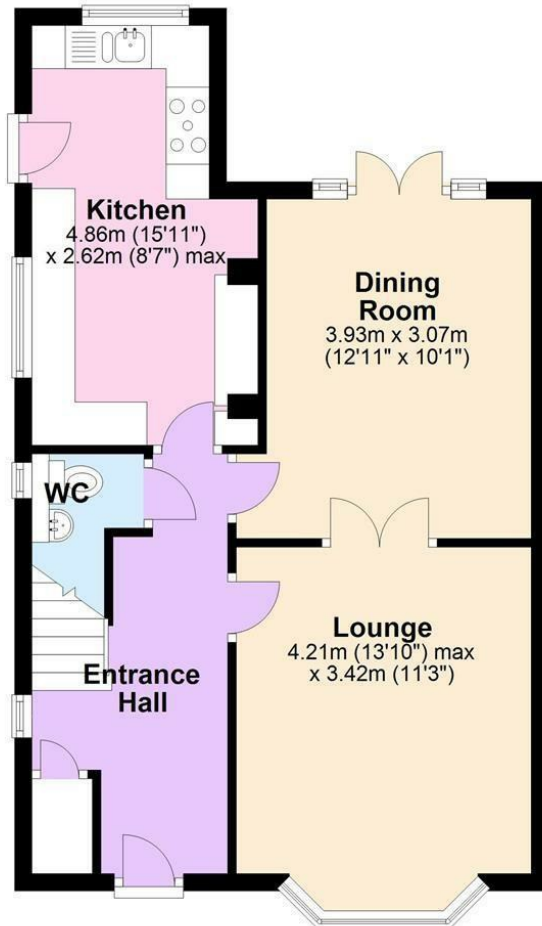
To the first floor there are three bedrooms. The main bedroom and bedroom two are both spacious doubles. The third bedroom is an over stair single which is currently being used as an office. All bedrooms share a tiled four piece suit bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is generous off street parking fitting multiple vehicles and an EV charging point. Situated to the left aspect down the end of the driveway is a spacious single garage. The rear garden is a good size with a patio area to start providing the opportunity for summer seating which leads onto a lawn which is aligned with flower bedding to the right hand side and to the rear which is finally enclosed by fenced borders.



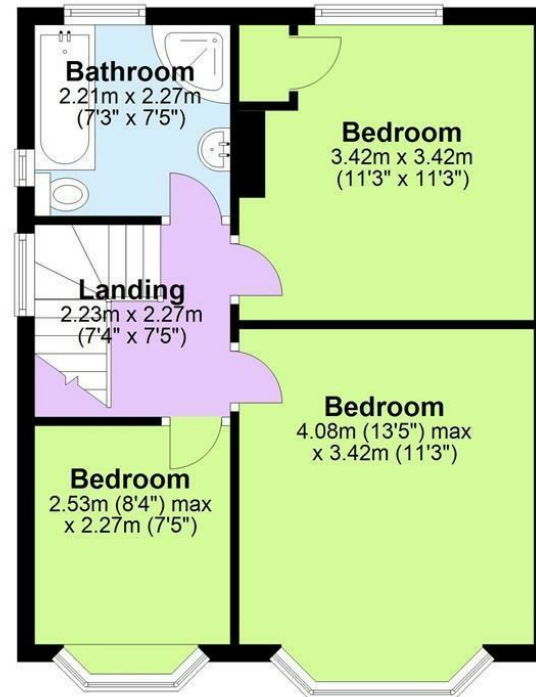
## Ground Floor

Approx. 49.7 sq. metres (534.4 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	66	78
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		
England & Wales 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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