



55 Ingram Road
| NG6 9GU | £149,950

ROYSTON
& LUND

- Three Bedroom Semi Detached
- Spacious Kitchen Dining Room
- On Street Parking
- Excellent Transport Links
- EPC Rating - E
- Opportunity For First Time Buyers
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- First And Second Floor
- Freehold - Council Tax Band - A





A three bedroom semi detached property located in Bulwell with a great opportunity for first time buyers to put there own stamp on things. Situated close by to numerous amenities such as recreational grounds, local shops and pubs, not to mention being a short drive from Bulwell tram stop and having excellent transport links into the City Centre.

Ground floor accomodation comprises of a hallway upon entry that leads into the living room and kitchen dining room and stairs to the first floor. The living room is a great size with front aspect window flooding the room with natural light, pieced together with a stylish electric fireplace. The kitchen dining room is a generous size with integrated kitchen appliances such as an oven, hob and extractor fan with further space to add your own freestanding. The adjoined dining area has plenty of room to accomodate family and friends. Off from the kitchen is a rear porch with socket to create a utility space whilst granting access to the rear garden via a back door. The ground floor further benefits from further under stair storage.

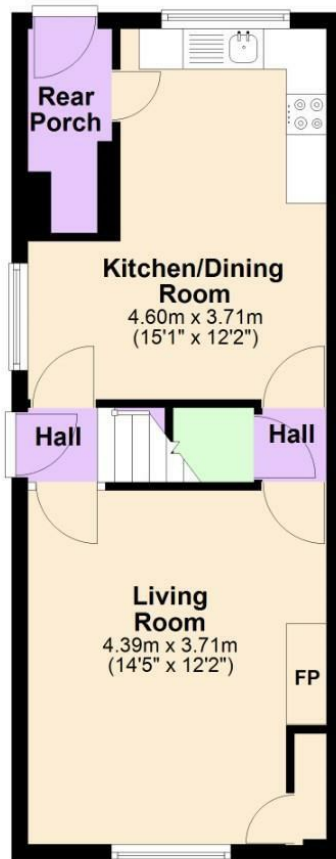
To the first floor there are two bedrooms. The principle bedroom being a double with a window overlooking the front aspect. A further single bedroom and they both share a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

To the second floor there is a further spacious double bedroom which shares the bathroom to the first floor.

Facing the property there is on street parking and a shared walkway to access to the property to the side door. To the rear of the property there is a patio area to start and steps leading up to a lawn area to the rear. The garden is enclosed by fenced borders.



Ground Floor
Approx. 37.8 sq. metres (407.0 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.4 sq. feet)



Second Floor
Approx. 9.7 sq. metres (104.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(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**