



2 Beaufort Court

West Bridgford | NG2 7TB | £425,000

ROYSTON
& LUND

- Three Bedroom Detached Corner Plot Bungalow
- Ample Off Street Parking
- Spacious Conservatory
- Excellent Transport Links
- EPC Rating - D
- Modern Fitted Kitchen
- Immaculate Gardens And Decking Area
- Close By To Numerous Amenities
- Immaculately Presented Throughout
- Freehold - Council Tax Room - D





A well appointed three bedroom corner plot bungalow located in the ever desirable Compton Acres. Situated close by to numerous amenities being a short drive from Wilford and Central West Bridgford where there are local shops, pubs and restaurants. Not to mention excellent transport links via the A52 and A60 into to the surrounding villages and into the City Centre. This property would be a perfect fit for those wanting to downsize or even a growing family.

Interior accomodation comprises and entrance hall that leads into the main reception room. kitchen, the three bedrooms and bathroom. The living room is a generous size with a large window to the front elevation flooding the room with natural light, pieced together with a stylish fireplace. The modern fitted kitchen boasts high quality base and wall units housing top of the range integrates appliances. The kitchen also grants access to the driveway and side of the property.

All three bedrooms well proportioned. The master bedroom and bedroom two are both doubles with built in wardrobes. The third bedroom is a spacious single with sliding doors leading to a conservatory to the rear aspect featuring wrap around windows and French doors granting access to the rear garden. All three bedrooms share a modern fitted three piece suite shower room consisting of a walk in shower, wash basin and WC.

Facing the property there is a well maintained front lawn with flower bedding and shrubbery, being a corner plot there is ample off street parking for several vehicles via a double driveway and double garage. To the rear there is an immaculate garden with patio areas,





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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

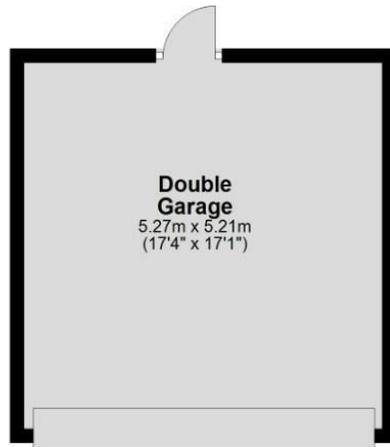
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 110.4 sq. metres (1188.8 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

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