



R
&L

9 Gresham Gardens

West Bridgford | NG2 7SR | Asking Price £360,000

ROYSTON
& LUND

- Detached Bungalow
- Detached Garage
- Off Street Parking
- Potential To Add Value
- EPC - C
- Three Bedrooms
- Separate WC
- Great Transport Links into the City Centre
- Amenities Close By
- Freehold - Council Tax Band - D





****NO CHAIN****

Royston and Lund are pleased to bring to the market this three bedroom detached bungalow in West Bridgford. This well positioned property sits approximately just a stones throw away from numerous amenities and being in the catchment area of well regarded schools not to mention being in very close proximity to Compton Acres and the medical centre over the road. Transport links are a another great asset for the property being so close to tram stops that venture into the city centre. This home would be ideal for numerous buyers wanting to put there own stamp on things.

Entering into the hallway that benefits from a WC and built in storage, there is access to the lounge/diner and the kitchen. The lounge/diner offers a generous amount of living space with sliding doors into the rear garden and access into the inner hallway that leads to the three well proportioned double bedrooms and shower room. The Kitchen has a range of freestanding appliances with further room to add more.

To the front of the property you have a lawned area with potted plants as well as a set back single garage and a driveway with space for three vehicles. To the rear of the property you have a well kept garden which consists of a lawned area, aligned with flower beds and enclosed by fenced borders.

This property benefits from double glazed windows and has gas central heating.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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

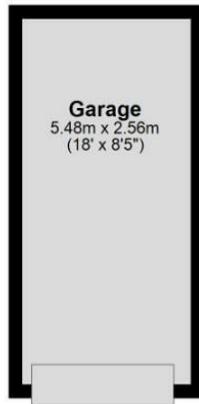
Environmental Impact (CO₂) Rating

	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. 92.1 sq. metres (991.2 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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