



15. Brierfield Avenue

Wilford | NG11 7DA | Offers Over £290,000

ROYSTON
& LUND

- **OFFERS OVER £290,000**
- Bay Windows
- Four Piece Bathroom
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- Four Bedrooms
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - B





****OFFERS OVER £290,000****

Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Wilford. Situated close by to numerous amenities such as being in close proximity to highly sought after schools as well as being a short drive from West Bridgfords Central Avenue where there are pubs, restaurants and local shops not to mention excellent transport links into the city centre. This property would be a great fit for a growing family.

Interior accomodation comprises of an entrance hallway that lends itself to the two reception rooms. The living room is a great size with a front aspect bay window flooding the room with natural light, the living room leads you into the kitchen where there are integrated appliances such as an oven, hob and extractor fan with more than enough room to add further freestanding appliances. The dining room to the left aspect of the property is a great size and grants access to the rear garden via French doors. The ground floor further boasts of a downstairs WC and under stair storage.

To the first floor there are four well proportioned double bedrooms, the main bedroom being a double and benefiting from over stair storage. Bedrooms two and three are both well proportioned doubles, bedroom four is a good size single. All bedrooms share a well equipped four piece suite bathroom consisting of a separate bath and shower, along with a wash basin and WC.

Facing the property there is ample off street parking due to a large double driveway fitting multiple cars. The rear garden is low maintenance and has lawn space with storage shed which is enclosed by fenced borders.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
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		



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

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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