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9 Clumber Road

West Bridgford | NG2 6DP | Guide Price £265,000 - £265,000

ROYSTON  
& LUND

- Two Bedroom Mid Terrace Property
- Well Presented Throughout
- Outdoor Courtyard Area
- Excellent Transport Links
- EPC Rating - C
- Perfect Opportunity For First Time Buyers
- Open Plan Kitchen and Dining Room
- Short Walk To Central Avenue
- Viewing Highly Recommend
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £250,000 - £265,000\*\***

**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located in Central West Bridgford. Situated close by to numerous amenities such as local shops, bars and restaurants being within walking distance to Central Avenue. Not to mention having excellent transport links into the City and the surrounding villages. This property would be a perfect fit for first time buyers.

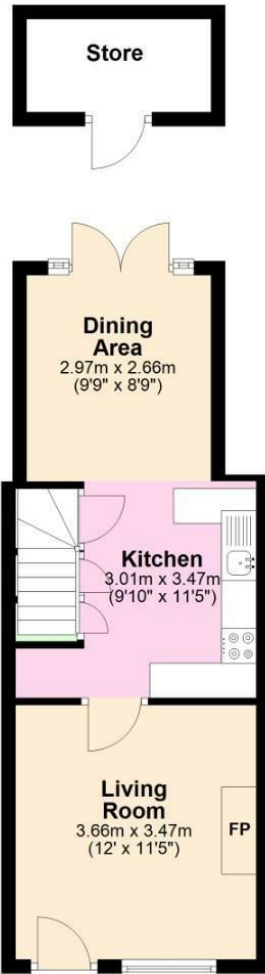
Ground floor accommodation comprises the living room upon entry that showcases a large front aspect window flooding the room with natural light pieced together with a stylish fireplace. Off from the living room is the kitchen which boasts high quality fixtures and fittings with beech worktops that house integrated appliances such as an oven, hob and extractor hood along with dishwasher and more than enough room to add further freestanding white goods. The dining area is accessed through an opening with French doors leading to the rear garden making the rear aspect to the ground floor open plan.

To the first floor there are two well proportioned bedrooms. The master bedroom is a well proportioned double and the second bedrooms is a spacious single. Both bedrooms share a tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

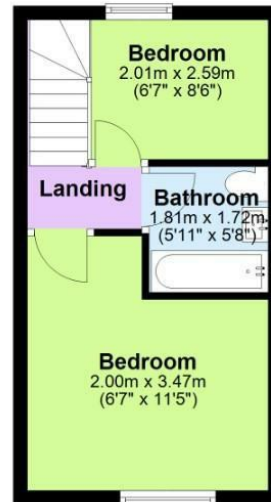
Facing the property there is on street parking and to the rear there is a courtyard area providing outdoor seating along with a convenient storage shed.



**Ground Floor**  
Approx. 35.2 sq. metres (378.7 sq. feet)



**First Floor**  
Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 58.7 sq. metres (631.3 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</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		

**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

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**ROYSTON & LUND**