



25 Nearsby Drive

West Bridgford | NG2 6LA | £259,950

ROYSTON
& LUND

- Two Double Bedrooms
- Immaculate Inside And Throughout
- Plenty Of Storage Space
- Low Maintenance Garden
- EPC Rating - TBC
- Mid Terrace Bungalow
- Modern Fitted Kitchen With Unused Oven And Hob
- Conservatory
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





NO CHAIN

Royston and Lund are delighted to bring to the market this two-bedroom mid-terrace property located in West Bridgford. Positioned only a short drive from the Avenue, where you will find numerous shops, cafés and restaurants, not to mention excellent transport links to the surrounding villages and into the City Centre. This property on Nearsby Drive would be perfect for those wanting to downsize.

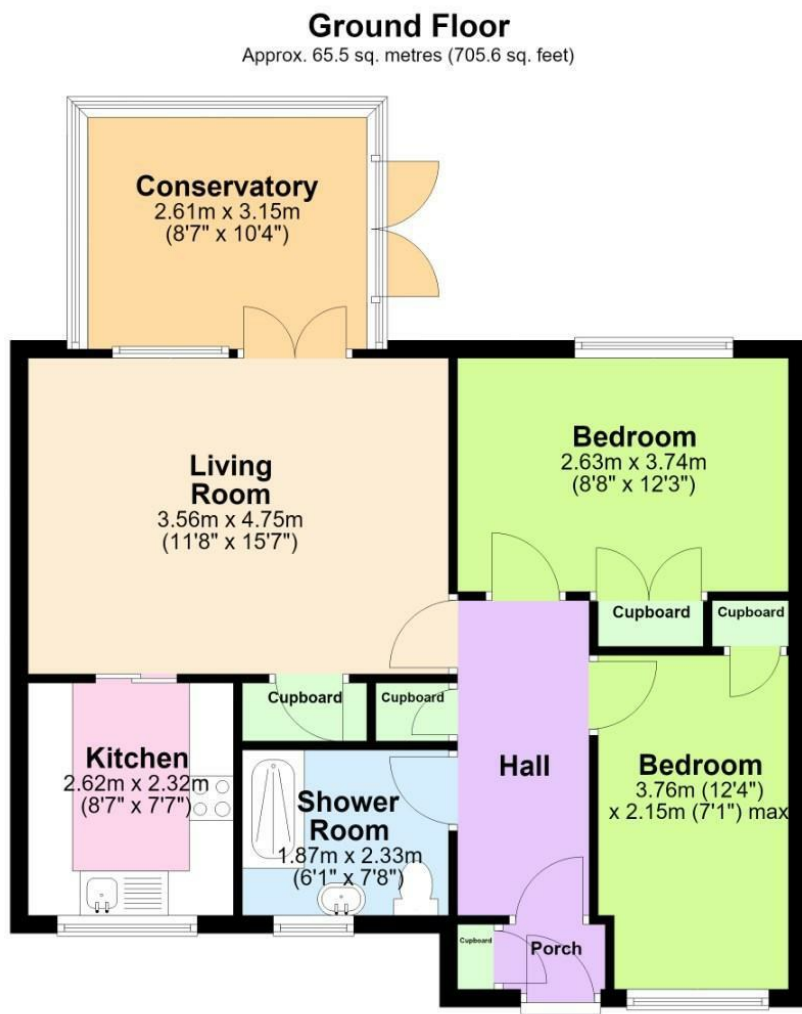
The interior accommodation is really well presented and features an initial porch and hallway upon entry, which leads into the main reception room, both bedrooms and the family bathroom. The living room is the heart of the home and showcases plenty of room for family and guests, as well as access into a conservatory, which in turn leads to the rear garden through a back door. Off the living room is the kitchen, which presents high-quality base and wall units with integrated appliances, including a brand-new and never-used oven, induction hob and extractor hood, with plenty of under-counter space for additional freestanding white goods.

Both bedrooms are well-proportioned doubles with built-in wardrobe space and access to a three-piece tiled shower room. One of the standout features of the bungalow is the amount of storage space available in the hallway, porch and living room.

Facing the property, the bungalow is positioned in a lovely courtyard area with shared garden access, pathways and well-manicured bushes and shrubs. There is also a single garage, which can be used for one vehicle or as additional storage space.

To the rear of the property, there is a beautifully presented, low-maintenance tiered garden with patio areas and flower beds containing reeds, palm trees, mature bushes and shrubbery, creating a pleasant environment for the summer months. There is also a useful garden shed, and the rear garden as a whole is enclosed by fenced borders.





Total area: approx. 65.5 sq. metres (705.6 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 (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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