



61 Walcote Drive

West Bridgford | NG2 7JQ | Guide Price £400,000

ROYSTON
& LUND

- Detached family home
- Two reception rooms
- Downstairs WC
- Driveway and garage
- EPC rating C - Freehold
- Three bedrooms
- Sun room
- Kitchen and utility room
- West facing rear garden
- Council tax band D





Guide Price - £400,000 - £425,000

Royston and Lund are pleased to bring to the market this three bedroom detached family home in West Bridgford. Situated on a highly sought after road within catchment area for popular local schools and with potential to add value. The property benefits from off street parking with a double driveway and integral garage.

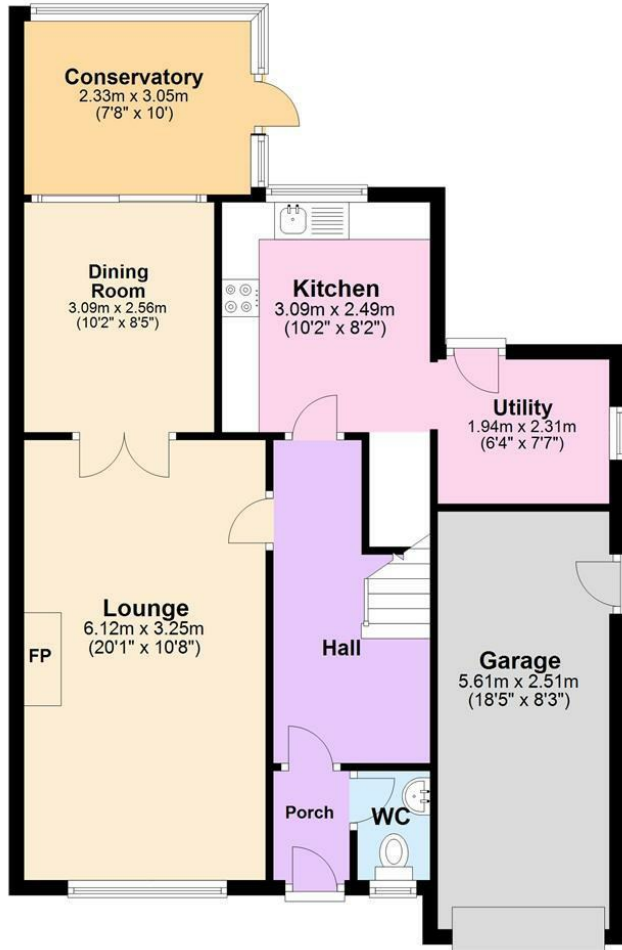
Entering into the hallway that benefits from a downstairs WC, we have access into the lounge, kitchen and stairs to the first floor. The lounge allows access into a dining room which in turn opens up into the sun room at the rear and the kitchen benefits from a separate utility room as well as a pantry.

To the first floor there are three bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is an enclosed west facing garden with a patio area, lawn, mature shrubs and fenced boundaries.

Walcote Drive is within walking distance of the local shopping precinct and withing close proximity of Central Avenue, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its popular weekly Farmers' Market. It is home to a host of bars and restaurants, coffee shops and deli's.

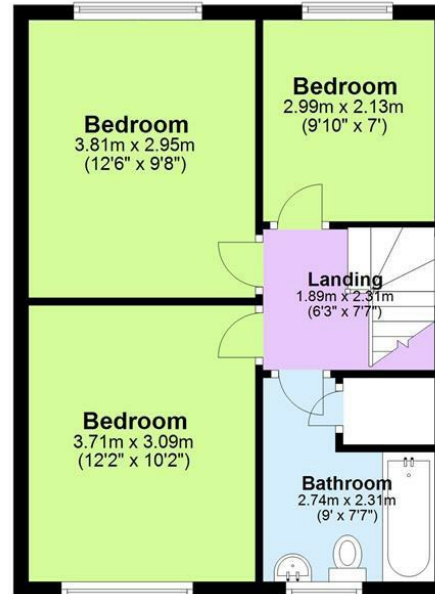


Ground Floor
Approx. 76.3 sq. metres (821.4 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)

First Floor
Approx. 41.3 sq. metres (444.5 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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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