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3 Mardale Close

West Bridgford | NG2 6SW | Guide Price £275,000

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- Guide Price £275,000
- Off street parking for two vehicles
- Lounge & Kitchen / Diner
- Built in wardrobes in both bedrooms
- En suite to main bedroom
- Three piece bathroom
- South facing rear garden
- Freehold
- EPC rating C
- Council tax band C





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A well presented two bedroom semi-detached home in West Bridgford. The property benefits from off street parking for two vehicles, a sunny south facing rear garden and a modern bathroom, en suite and kitchen. Situated within easy reach of local amenities and has good access onto the A52.



Entering into the hallway we have access into the lounge and stairs to the first floor. The lounge allows access into the kitchen / diner at the rear which benefits from an integrated oven, hob, extractor fan, under-stairs storage cupboard and a double glazed sliding door onto the patio. Upstairs there are two double bedrooms that both benefit from a built in wardrobes, as well as an en suite shower room to the main bedroom and a separate three piece bathroom.

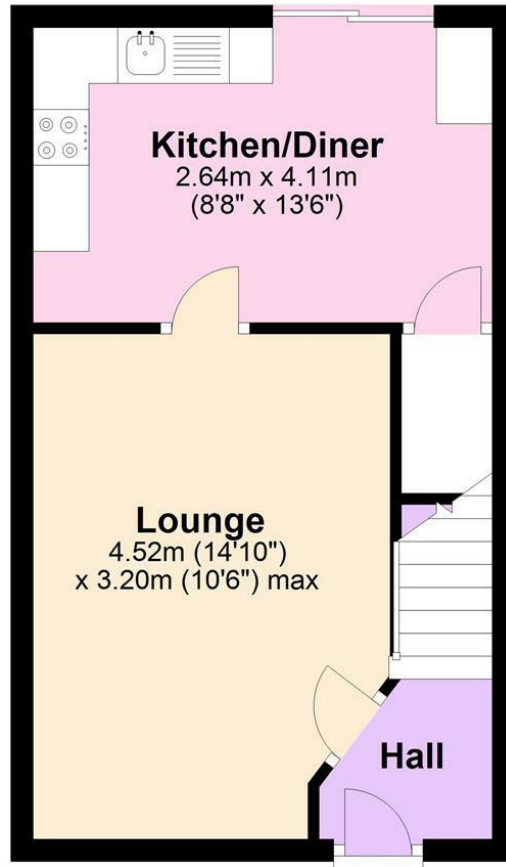


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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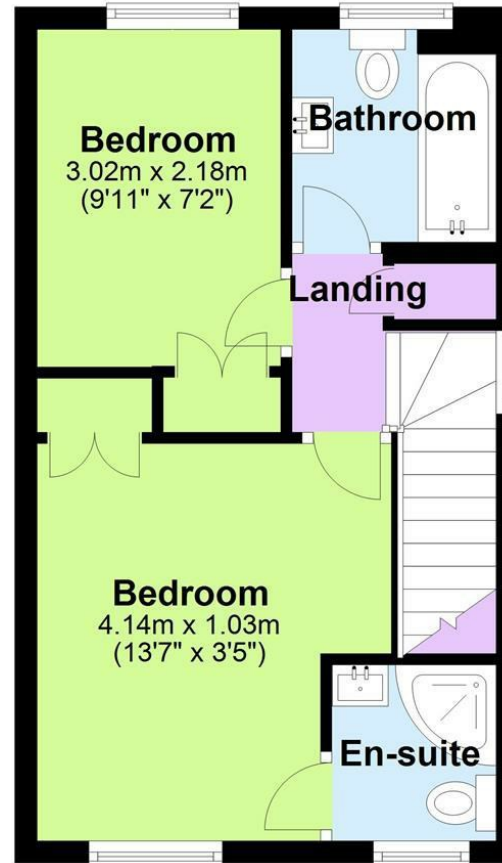
Ground Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 59.8 sq. metres (643.2 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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