



2 Richmond Road

West Bridgford | NG2 5GD | Guide Price £345,000

ROYSTON
& LUND

- Guide Price Range £345,000 - £365,000
- Three double bedrooms
- Fully integrated kitchen
- Low maintenance rear garden
- EPC rating D
- Victorian end terrace
- Open plan living area
- En-suite to main bedroom
- Freehold
- Council tax band B





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A picture perfect three bedroom Victorian home in central West Bridgford that is immaculately presented throughout. The current owners have transformed this property into a modern and contemporary home whilst still managing to maintain much of its period charm.



Entering into the hallway we have access into the dining area and stairs to the first floor. The ground floor has been opened up to create a bright and airy living space. The lounge features a log burner and there is an opening from the dining room into the kitchen that features integrated appliances including an oven, hob, extractor fan, dishwasher, fridge / freezer and a washing machine.

To the first floor there are two well proportioned bedrooms and a three piece bathroom consisting of a bath with shower over, WC and wash basin. To the second floor is the main bedroom with a built in wardrobe and an en-suite shower room.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	75
(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	



Total area: approx. 129.5 sq. metres (1393.8 sq. feet)

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