



8 Stanhome Square

West Bridgford | NG2 7GF | £350,000

ROYSTON
& LUND

- Two Bedroom Detached Bungalow
- Spacious Two Car Driveway
- Integrated Kitchen Appliances
- Stunning Views Over Nottingham
- EPC Rating - D
- Garage With Electric Up and Over Door
- Modern Shower Room
- Landscaped and Well Maintained Established Garden
- Well Presented and Maintained Throughout
- Freehold - Council Tax Band - C





****STUNNING GARDEN VIEWS****

****NO CHAIN****

Royston and Lund are pleased to bring to the market this two bedroom detached bungalow set on the desirable Stanhome Square in West Bridgford. Situated close by to numerous amenities being a short drive from local shops, pubs and restaurants. not to mention having excellent transport links to the surrounding villages and into the City Centre. This property would be the perfect downsizer.



Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, both bedrooms and bathroom. The living room is a generous size and benefits from sliding doors to the rear granting access to a balcony whilst also showing access to the rear sitting room which overlooks the garden. The kitchen shows high quality base and wall units housing integrated appliances such as an oven, hob and extractor along with built in fridge and freezer and dishwasher. Off from the kitchen is the the rear porch leading to the garden.

Both bedrooms are well proportioned doubles with the master bedroom benefitting from built in wardrobes and each share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is a single driveway leading to a single garage with well kept flower bedding to the left hand side. To the rear there is a immaculate garden with raised patio and balcony areas overlooking the view of Nottingham, lush lawns and raised beds with mature shrubbery and flowers which is enclosed with fenced borders.



Total area: approx. 88.9 sq. metres (956.9 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 firms 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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