

# SUPERIOR HOMES

## ROYSTON & LUND



# 20 George Road

West Bridgford | NG2 7PU

Guide Price £565,000 - £650,000

Royston and Lund are delighted to bring to the market this corner plot six bedroom semi detached Victorian property located in the heart of West Bridgford. Situated close by to numerous amenities such as numerous bars, restaurants and local shops being so close to Central Avenue. Not to mention having excellent transport links and being in the catchment area for well regarded schools.

Ground floor accomodation is very spacious throughout and comprises of two well proportioned reception rooms both with large bay windows flooding the room with natural light. The kitchen dining room is set to the rear aspect and has more than enough room to add all your freestanding appliances and grants you access to the rear garden via a back door. The ground floor boasts a further downstairs WC and stairs to the spacious cellar.

To the first floor, the generous sized landing lends itself to four well proportioned double bedrooms that both share a four piece suite bathroom to the rear aspect consisting of a bath with a separate shower along with a wash basin and WC. There is also an additional shower room for added convenience.

To the second floor there are two more well proportioned double bedrooms.

Facing the property there is on street parking with a pathway leading to the front door. To the rear and side aspect of the property there is a single driveway leading to a single garage. The rear garden/courtyard area is a generous space and low maintenance, off from the single garage there a workshop space that has the versatility to be used as a home gym or office.

This property also has a large cellar which spans under the ground floor of the property which can be accessed from under the stairs, the rear garden courtyard also provides access to the cellar via stairs to the left aspect.





- SIX Bedrooms
- Stunning Victorian Features
- Opportunity To Put Your Own Stamp On Things
- Ample Off Street Parking
- Close By To Numerous Amenities
- Catchment Area For Local Schools
- Single Garage And Attached Workshop
- EPC Rating - D
- Freehold - Council Tax Band - D









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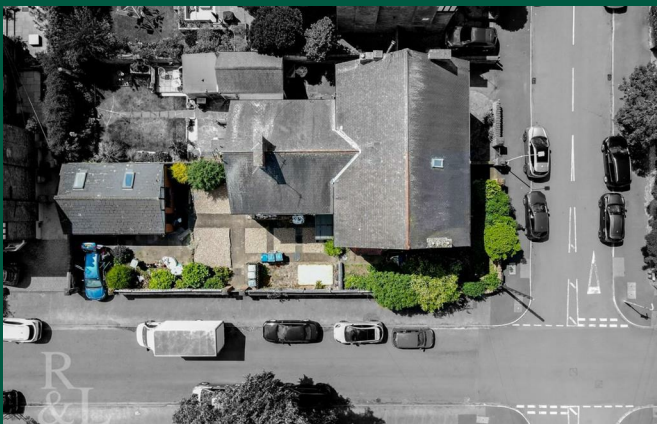


George Road is a much sought after location with strong community spirit and is conveniently located to provide easy access into West Bridgford Town Centre and also lies within the catchment area for the good local primary and secondary schooling.

West Bridgford Town Centre can be found close by, 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 weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles



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.

| England & Wales                             |           |  |
|---------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                     |           |  |
| Not energy efficient - higher running costs |           |  |
| (1-20)                                      | G         |  |
| (21-38)                                     | F         |  |
| (39-54)                                     | E         |  |
| (55-68)                                     | D         |  |
| (69-80)                                     | C         |  |
| (81-91)                                     | B         |  |
| (92 plus)                                   | A         |  |
| Very energy efficient - lower running costs |           |  |
| Current                                     | Potential |  |
| 65                                          |           |  |
| 77                                          |           |  |

| England & Wales                                                 |           |  |
|-----------------------------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| (1-20)                                                          | G         |  |
| (21-38)                                                         | F         |  |
| (39-54)                                                         | E         |  |
| (55-68)                                                         | D         |  |
| (69-80)                                                         | C         |  |
| (81-91)                                                         | B         |  |
| (92 plus)                                                       | A         |  |
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| Current                                                         | Potential |  |

EPC

