



159 Abbey Road

West Bridgford | NG2 5ND | Guide Price £425,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Airy, Open-plan Kitchen Diner
- Integrated Appliances
- Spacious Garden Area
- EPC Rating - D
- Prime Location
- Bay Window & Velux Windows
- Ground Floor WC
- Own Driveway
- Council Tax Band - C





Welcome to this beautifully presented 3-bedroom semi-detached property, offering a perfect blend of comfort, space, and style — ideal for modern family living.

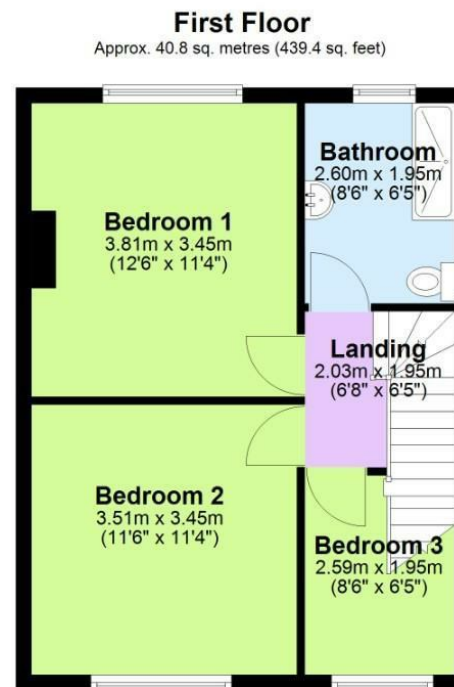
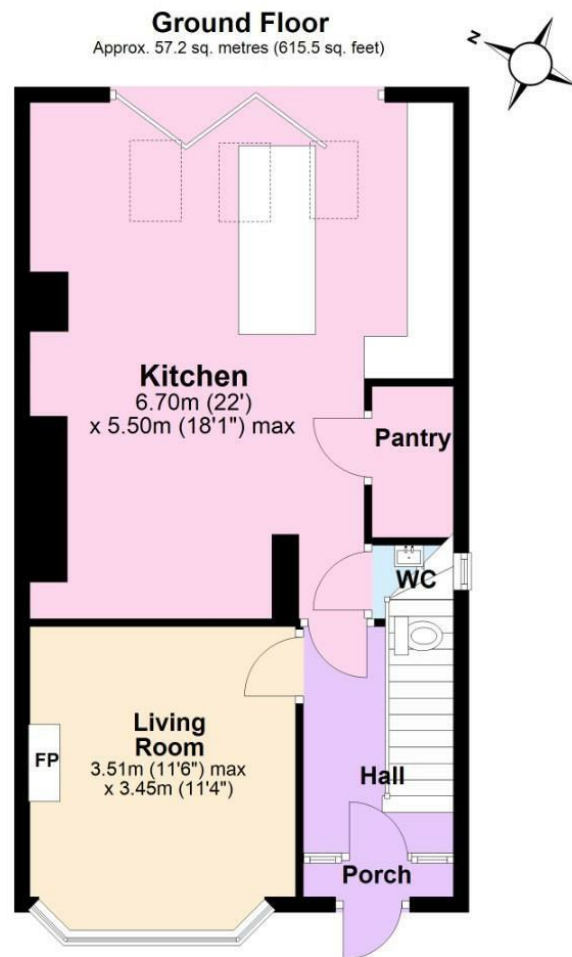
Step inside to find a large open-plan kitchen and dining area, the true heart of the home. Flooded with natural light, this space is perfect for entertaining guests or enjoying relaxed family meals, with sleek modern fittings and plenty of room to cook, dine, and unwind. On the ground floor, you'll also find a convenient WC, perfect for guests and day-to-day practicality.

Upstairs are three generously sized bedrooms, ideal for a growing family or for those needing space for a home office or guest room. Each room is thoughtfully designed with comfort and functionality in mind.

Outside, the property boasts a spacious and private garden — ideal for summer barbecues, playtime, or simply relaxing in the open air. Located in a prime, sought-after neighborhood, this home is just a short distance from a wide range of local amenities, including schools, shops, parks, and excellent transport links. The welcoming, community-oriented atmosphere adds to the appeal, making this a truly special place to call home.

Don't miss the chance to view this inviting and well-appointed home — A great find in a fantastic location!





Total area: approx. 98.0 sq. metres (1054.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 		

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.

**ROYSTON
& LUND**