



5 Scarf Walk

| NG11 7DH | Guide Price £240,000 - £250,000

ROYSTON
& LUND

- **GUIDE PRICE £240,000 - £250,000**
- Perfect For First Time Buyers Or Buy To Let
- Immaculantly Presented Throughout
- Modern Fitted Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Three Bedroom Mid Terrace Property
- Open Plan Ground Floor
- Recently Refurbished
- Conservatory Out To Decking Area
- EPC Rating - C // Freehold - Council Tax Band - B





****NO CHAIN****

****ATTENTION FIRST TIME BUYERS****

A well appointed immaculately presented three bedroom mid terrace property located in Wilford. Situated down a walkway with its own front garden and pathway leading to the front door. Numerous amenities a short drive away span from local shops, pubs and restaurants being a short drive from West Bridgford's Central Avenue, along with a gym, an Aldi and Wilford tram stop close by. This property would be great fit for a first time buyer or a high quality buy to let.

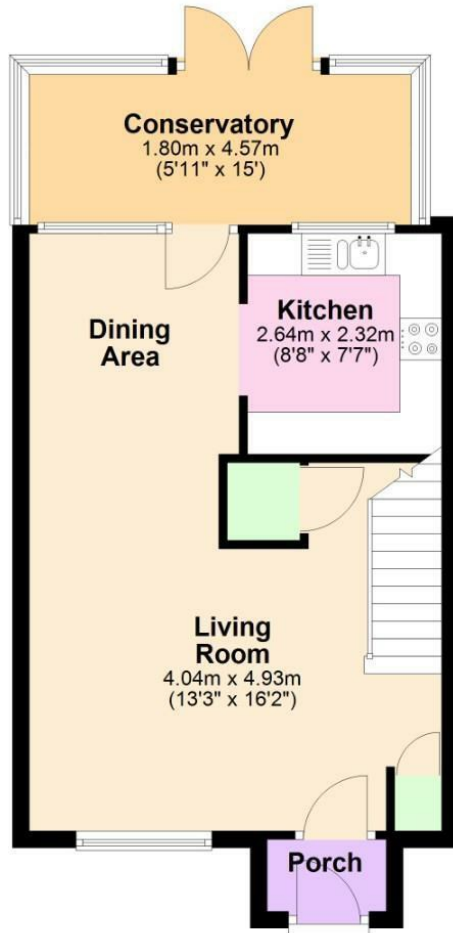
Ground floor accommodation comprises a initial porch upon entry leading into the main spacious living room with stairs to the first floor and window to the front elevation flooding the room with natural light. Off the living room you come into the dining room through an opening creating an open plan feel which leads into the kitchen with appliances from an oven, hob and extractor fan along with more than enough room to add further freestanding appliances and into the conservatory to the rear aspect in turn leading to the rear garden. The ground floor is completed with ample storage space.

To the first floor there are three bedrooms. The master bedroom and bedroom two are both well proportioned doubles. The third bedroom is an over stair single. All bedrooms share a newly furnished bathroom consisting of a bath with shower overhead along with a wash basin and separate WC.

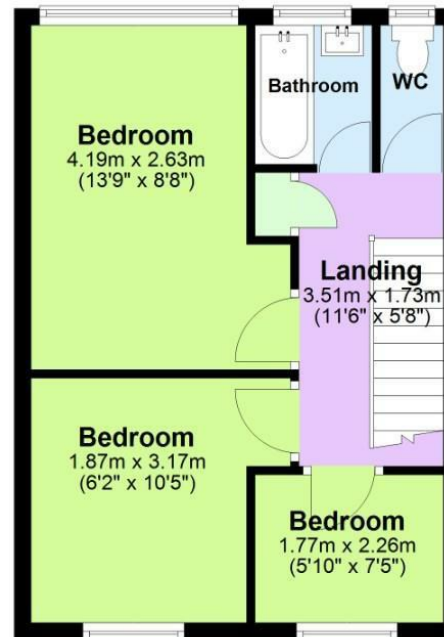
Facing the property there is a low maintenance garden and pathway to the left hand side leading to the front door. To the rear there is a decking area to start which comes off the French doors to the conservatory providing perfect space for summer seating. The decking steps down to a lawned area with a concrete store and access to the adjacent road Aaron Close to the rear.

The property further benefits from a garage, located at the end of Aaron Close. The garage is positioned at the end of the row and features an up-and-over door.

Ground Floor
Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor
Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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