



5 Clumber Road

West Bridgford | NG2 6DP | Guide Price £250,000 - £270,000

ROYSTON
& LUND

- **GUIDE PRICE £250,000 ▪ **NO CHAIN**
- £270,000**
- Two Bedroom Mid Terrace ▪ Central West Bridgford Location
- Perfect For First Time Buyers ▪ Short Walk From Numerous Amenities
- Excellent Transport Links ▪ Viewing Recommended
- EPC Rating - C ▪ Freehold Council Tax Band - B





GUIDE PRICE £250,000 - £270,000

A well appointed two bedroom mid terrace property located on the ever popular Clumber Road. Situated in Central West Bridford where there are numerous amenities on offer from pubs, restaurants and local shops. Not to mention excellent transport links into the City Centre. This property would be a great fit for first time buyers.

Ground floor accommodation comprises a living room upon entry with a front aspect window flooding the room with the natural light pieced together with a feature fireplace. Off from the living room is the kitchen through French doors. The kitchen consists of base and wall units and integrated appliances such as an oven, hob and extractor fan with a rear door leading to the back courtyard. Positioned to the back of the kitchen is the family three piece bathroom featuring a bath with shower overhead along with a wash basin and WC. The property has had new carpets fitted recently.

To the first floor there are two well proportioned double bedrooms. The master bedroom positioned over the living room with a front aspect window and the second bedroom benefitting from over stair storage.

Facing the property there is onstreet parking and to the rear is a courtyard garden which is south facing perfect for summer seating.

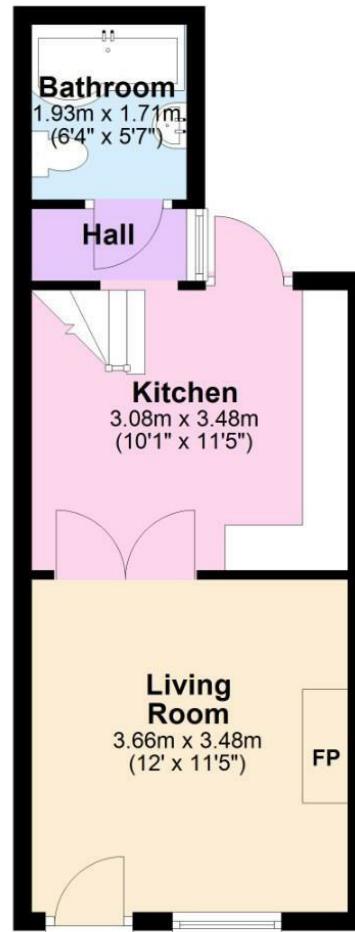
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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		

Ground Floor

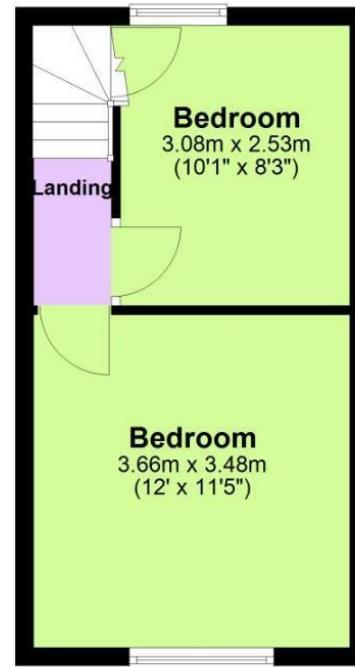
Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 52.7 sq. metres (566.9 sq. feet)

First Floor

Approx. 23.8 sq. metres (256.6 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.

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