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4 Rectory Court

West Bridgford | NG2 6BS | Guide Price £250,000

ROYSTON
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- Guide Price Range £250,000 - £265,000
- Two double bedrooms
- Large single garage
- Walking distance from Central Avenue
- EPC rating D
- End of terrace
- Lounge / Diner
- Enclosed garden to rear
- Freehold
- Council tax band B





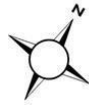
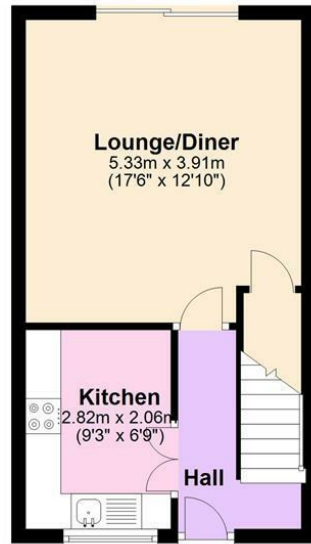
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A two bedroomed end townhouse situated close to the centre of West Bridgford within walking distance to the shops, coffee shops, delis and restaurants. Being sold with no upward chain.

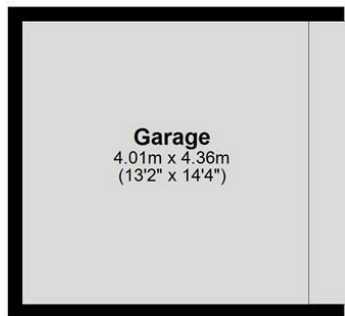
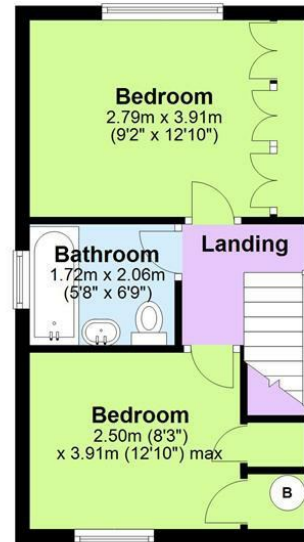
In brief comprises entrance hall, lounge, kitchen, to the first floor are two bedrooms, and bathroom. There are gardens to the front and rear. Separate garage at the front. The property has double glazing and gas central heating.



Ground Floor
Approx. 45.7 sq. metres (491.9 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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