



29 Trevor Road

West Bridgford | NG2 6FS | Guide Price £800,000

ROYSTON
& LUND

- Extended Family Home
- Sought after Address
- Guide Price £800,000 - £825,000
- Council Tax Band
- Freehold
- On the market for the first time since 1983
- Off road parking in addition to garage
- 3 Reception Rooms
- EPC D
- Beautiful Entrance Hallway





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Royston and Lund offer this extended family home set on the prestigious Trevor Road.

Benefitting from 4 bedrooms, an en-suite bathroom to the principal bedroom, off road parking in addition to a detached single garage with store at the rear, this home offers potential purchasers the opportunity to add value and put their own stamp on it.

Having been enjoyed as a family home since 1983, the property is offered to the market for the first time since then. There are a plethora of period features which remain untouched including fire places, stain glass windows, skirting boards and picture rails as well as original doors.

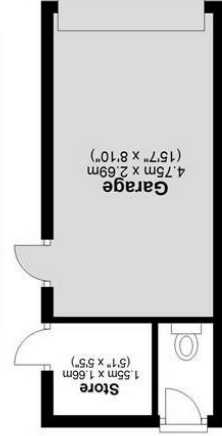
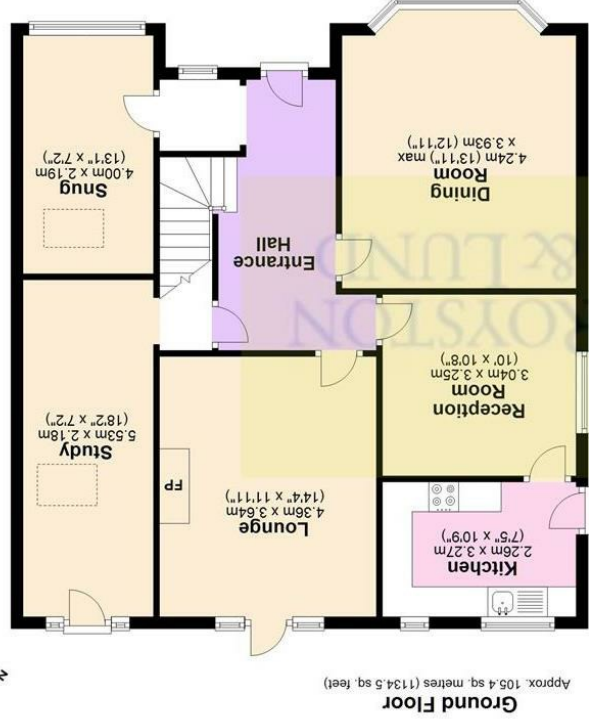
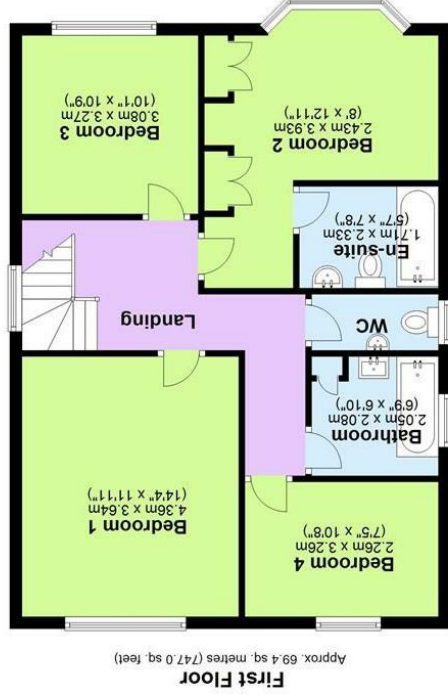
There is a ground floor single storey side extension which provides usable space for working at home as they could easily be configured as two separate studies.

The garden size lends itself to the property being extended to the rear or enjoy the footprint as is.



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.

Total area: approx. 174.8 sq. metres (1881.6 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	Current
62	
80	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Potential
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(81-91) B	
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EPC

