



31 Stanier Drive

Edwalton | NG12 4HR | Offers Over £350,000

ROYSTON  
& LUND

- Three Bedrooms
- SHARED OWNERSHIP
- Ensuite
- Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - B
- Three Storeys
- Downstairs WC
- Integrated Kitchen Appliances
- Excellent Transport Links
- Freehold - Council Tax Band - D





OFFERS OVER £350,000

**\*\*PROCEEDABLE BUYERS ONLY\*\***

Royston and Lund are delighted to bring to the market this three bedroom end terrace property situated in the highly sought after location of Edwalton. Edwalton is close by to numerous amenities being close to West Bridgford, such as pubs, restaurants and shops, as well as being in the catchment area for well regarded schools, making this property perfect for a growing family.

Ground floor accommodation consists of a generous size living room which grants access to the rear garden via french opening doors, The kitchen has a range of integrated appliances such as an oven, hob and extractor fan, as well fridge freezer and dishwasher. The ground floor also benefits from a downstairs WC and under stair storage.

To the first floor there are two well proportioned double bedrooms that both share a three piece suite bathroom. To the second floor there is the ample size master double bedroom which has the convenience of built in sliding wardrobes and an ensuite shower room.

Facing the property there is off street parking for two vehicles due to a double driveway and to the rear there is a garden area with patio space for summer seating and a lawned area which is enclosed by fenced borders.



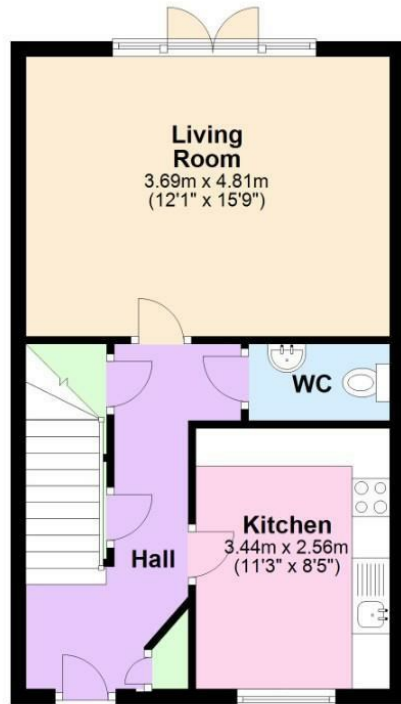


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

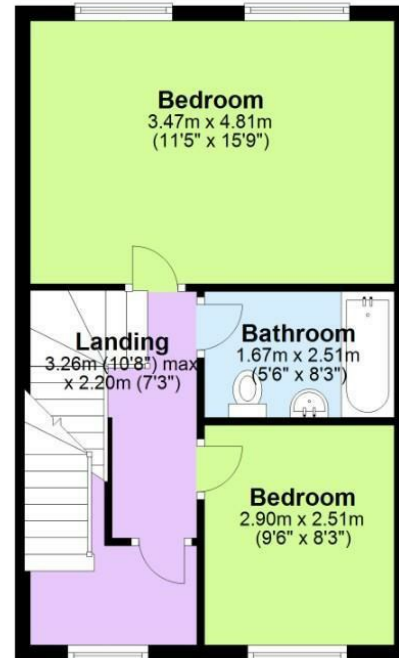
### Ground Floor

Approx. 40.1 sq. metres (432.2 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



### Second Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 107.8 sq. metres (1159.9 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.

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.

**ROYSTON & LUND**