



R
30 Bisham Drive

West Bridgford | NG2 6LT | Under Offer £375,000

ROYSTON
& LUND

- Guide Price Range £375,000 - £400,000
- Four bedrooms
- Potential to develop further (Dependant on planning)
- Generous rear garden
- EPC rating TBC - Freehold
- Detached family home
- No Upward Chain
- Access onto Grantham Canal
- Ample off street parking
- Council tax band D





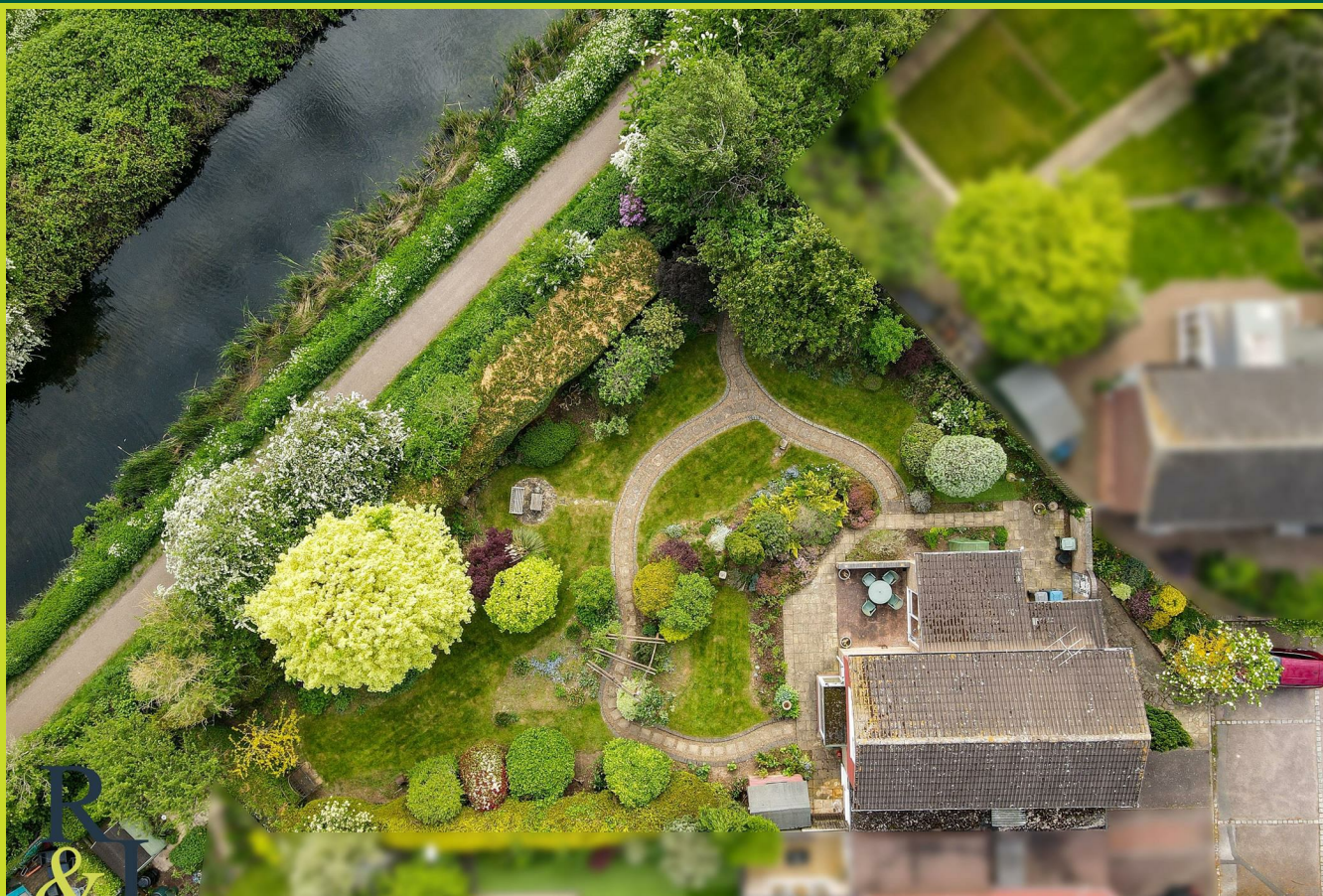
Guide Price Range £375,000 - £400,000

Must be viewed, Stunning rear gardens set in a fantastic plot that gives access to the tow path along the Grantham canal.

A rare opportunity to acquire a detached family home that has previously been extended on the ground floor creating a more spacious kitchen and a separate dining room off the lounge. There is still further scope to develop and create extra bedrooms or larger ground floor accommodation. The property benefits from four bedrooms, an open plan living area and off street parking with a driveway, carport and garage.

Entering into hallway that benefits from a WC, we have access into the lounge, kitchen and stairs to the first floor. The lounge features a large bay window to the rear and an opening into a dining area that allows access onto the rear patio. To the first floor there are two double bedrooms and two single bedrooms and a separate family bathroom consisting of a bath with shower overhead, WC and wash basin.

The garden to the rear wraps around the right-hand side of the property and offers a generous amount of space with mature shrubs and trees with pedestrian access onto the Grantham Canal footpath.



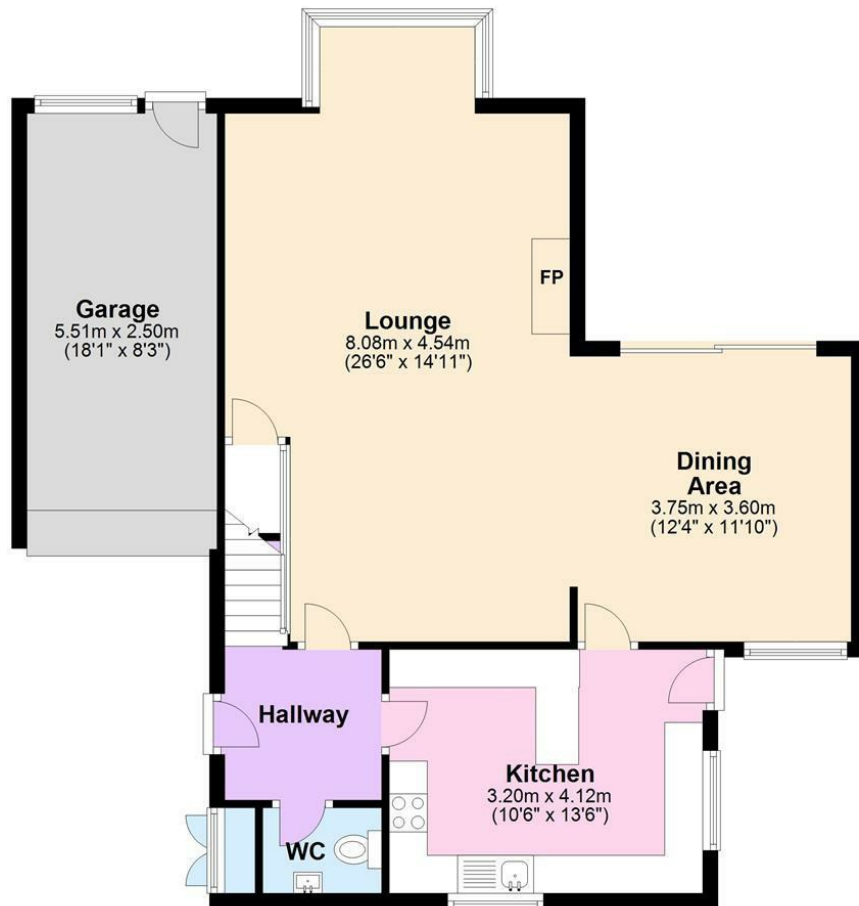


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(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	

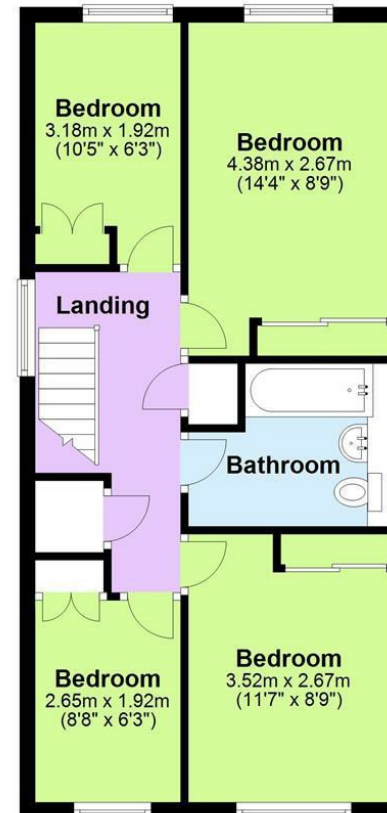
Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 130.8 sq. metres (1407.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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