



40 Ashness Close

Gamston | NG2 6QW | Guide Price £300,000 - £320,000

ROYSTON  
& LUND



- Three Bedroom Semi Detached Property
- Ample Off Street Parking
- Well Maintained Rear Garden
- Excellent Transport Links
- EPC Rating - TBC
- Well Presented Throughout
- Spacious reception Rooms
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C







**\*\*GUIDE PRICE £300,000 - £320,000\*\***

A well appointed three bedroom semi detached property located in Gamston, situated down a quiet cul de sac with ample off street parking and close by to numerous amenities from local shops and pubs whilst being a short drive from Central Avenue in West Bridgford. In addition, the property is well-connected, having excellent transport links into the City Centre. This property would be a perfect fit for first time buyers, those wanting to downsize or a high quality buy to let.

Ground floor accommodation comprises an entrance hall leading into the main reception room, with stairs rising to the first floor. The living room is generously sized and benefits from a double front window that floods the room with natural light, complemented by a gas fireplace. The kitchen features high-quality base and wall units housing an integrated oven, hob, and extractor hood, along with more than enough space for freestanding appliances. The kitchen also incorporates an adjoining dining area, which provides access to the rear garden through French doors and to the understairs pantry.

To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from full-width built-in wardrobes. The second bedroom is a further spacious double, while bedroom three is an over-stairs single. The landing also boasts an airing cupboard, and all bedrooms are served by a modern, fully tiled three-piece shower room comprising a shower, wash basin, and WC.

To the front of the property, there is ample off-street parking provided by a double tandem driveway situated to the right-hand side. To the rear, there is a beautifully maintained garden, beginning with a patio area that provides space for summer seating and al fresco dining. This leads onto a lush lawn bordered by flower beds containing mature bushes and shrubs, all enclosed by fenced boundaries.



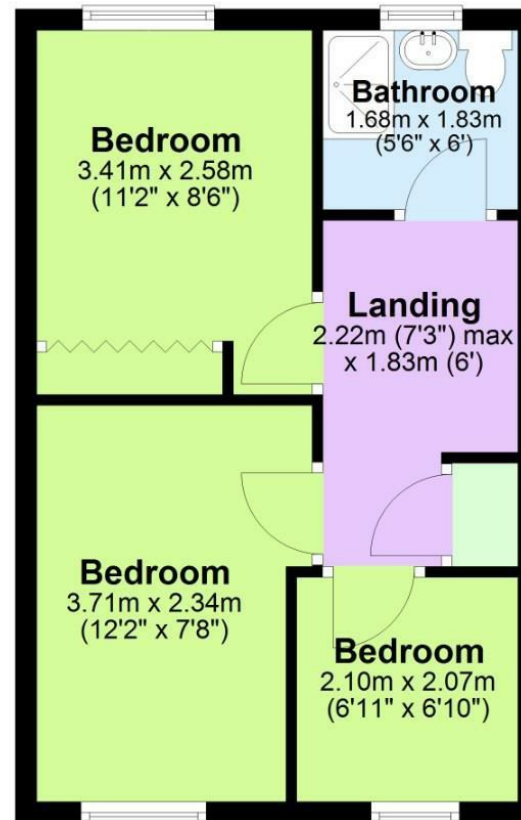
## Ground Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 65.1 sq. metres (700.4 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 energy efficient - higher running costs                     |         |           |
|                                                                 | 68      | 76        |
| England & Wales 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 |         |           |
| 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.

**ROYSTON  
& LUND**