


# 14 Elgar Gardens

| NG3 2HW | Offers Over £175,000

ROYSTON & LUND

- **OFFERS OVER £175,000**
- Three Bedroom Mid Terrace Property
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- EPC Rating - D
- Open Plan Ground Floor
- Ample Storage Space
- Integrated Kitchen Appliances
- Excellent Transport Plant Links
- Freehold - Council Tax Band - A

















***OFFERS OVER £175,000***

Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in Thornywood in Nottingham. Situated close by to numerous amenities being a short drive from the City Centre. Not to mention being the catchment area for well regarded schools and having excellent transport links. This property would be an excellent fit for a growing family or first time buyers.

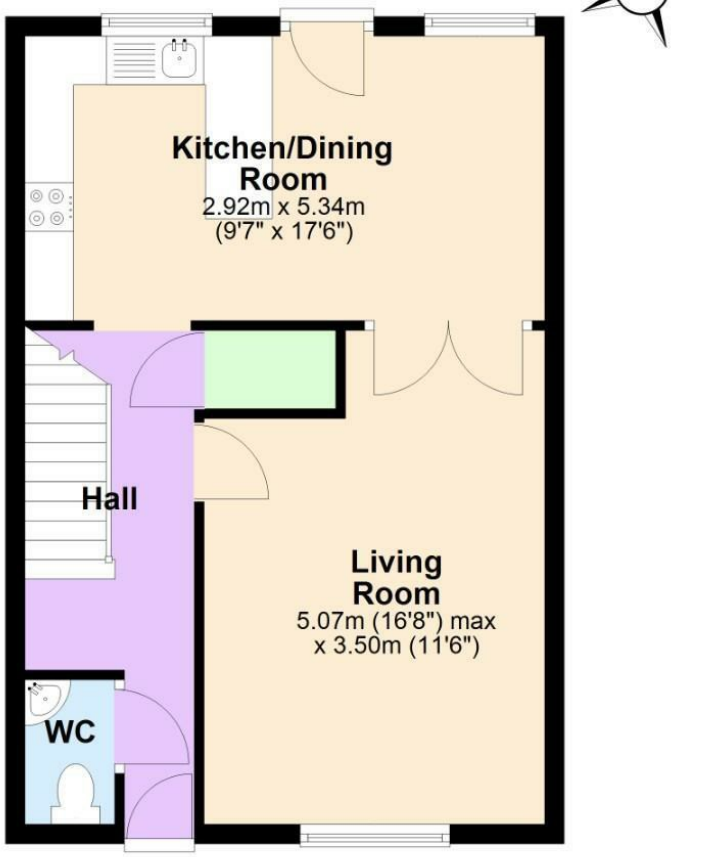
Ground floor accommodation comprises an entrance hall that leads into the kitchen dining room, living room, downstairs WC and stairs to the first floor. The living room is a generous size with large window to the front elevation. The living room leads into the kitchen dining room through an opening which consists of integrated appliances from an oven, hob and extractor fan with more than enough room to add further freestanding appliances with rear door to the garden off from the dining area. The ground floor further has ample storage space under the stairs and off from the hallway.

To the first floor there are three well proportioned bedrooms. The master bedroom benefitting from storage space. All three bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking with a pathway leading to the front door. To the rear there is a low maintenance garden with a seating area and lawn which is enclosed by fenced borders.

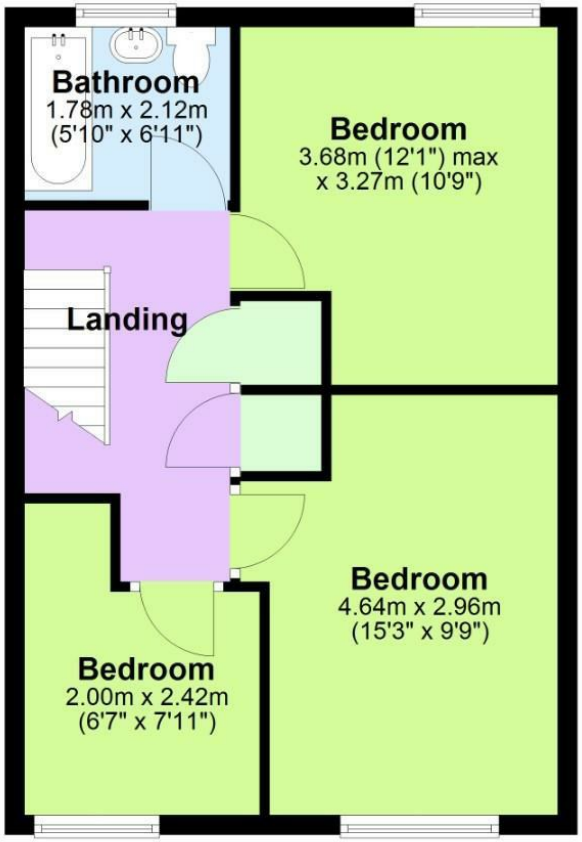
## Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)

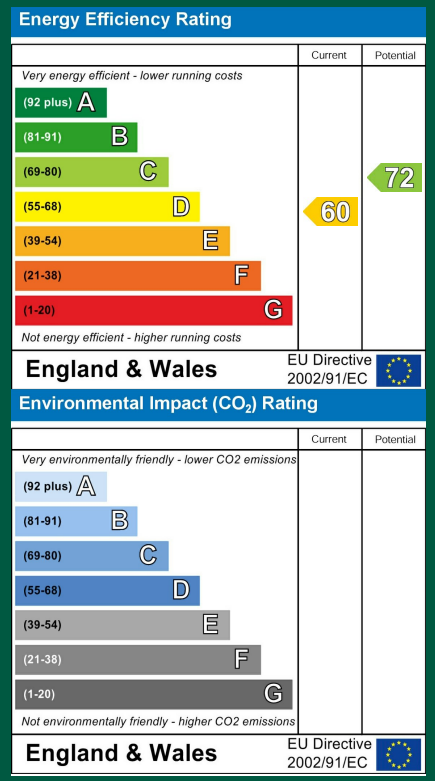



## First Floor

Approx. 47.7 sq. metres (513.4 sq. feet)




Total area: approx. 90.9 sq. metres (978.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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