



29 Northwold Avenue

West Bridgford | NG2 7LQ | Guide Price £300,000 - £325,000

ROYSTON
& LUND

- **GUIDE PRICE £300,000 - £325,000**
- Ample Off Street Parking Via A Driveway And Single Garage
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - C
- Three Bedroom Detached Family Home
- Immaculately Presented Throughout
- Living Room And Kitchen Dining Room
- Excellent Transport Links
- Freehold - Council Tax Band - C





****GUIDE PRICE £300,000 - £325,000****

A well appointed three bedroom detached property located on Northwold Avenue in West Bridgford. Boasting a central location being close to numerous amenities such as local shops, bars and restaurants, two leisure centres and having ASDA within walking distance whilst still being situated down a quiet street. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a great fit for first time buyers or a growing family.

Ground floor accomodation comprises of an entrance hall that leads into a downstairs WC and into the main reception room. The living room is a generous size with a front aspect window flooding the room with natural light. The living room further grants access to the first floor and into the kitchen to the back right aspect through an opening. The kitchen dining room is ample in size and benefits from integrated appliances as well as an oven hob which is part of a free standing cooker and extractor fan with more than enough room to add your own extra freestanding appliances. The adjoined dining area has plenty of room for the family and grants access to the rear garden via sliding doors.

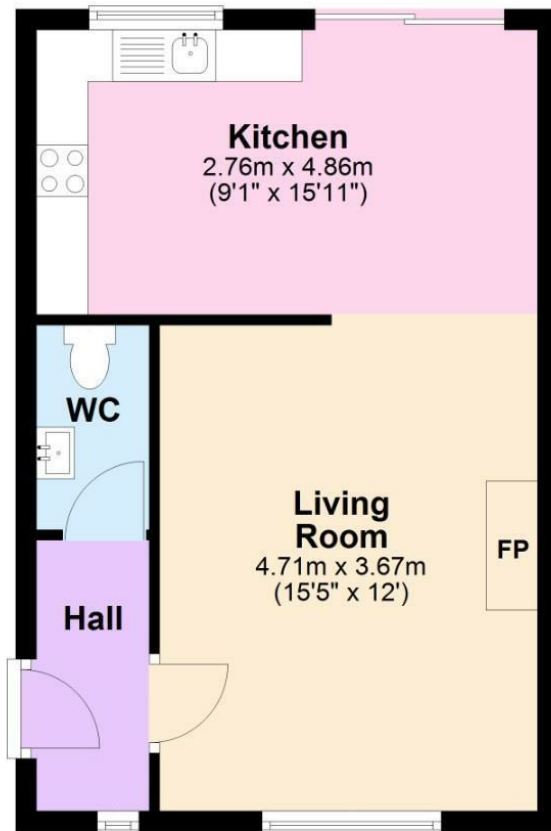
To the first floor there are two well proportioned double bedrooms. The master bedroom has built in wardrobe space and bedroom two has a convenient storage cupboard. Bedroom three is a spacious single. All three bedrooms share an immaculate three piece tiled shower room consisting of a shower along with a wash basin and WC.

Facing the property there is single driveway leading to a single garage down the left hand side. The rear garden is neatly kept with a lawned area which is aligned with flower beds and enclosed with bricked and fenced borders.



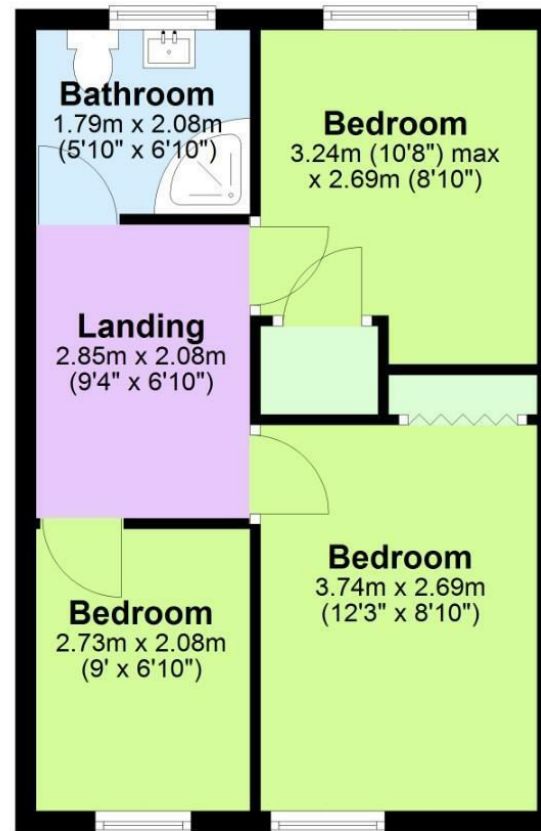
Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	69	76
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		

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