

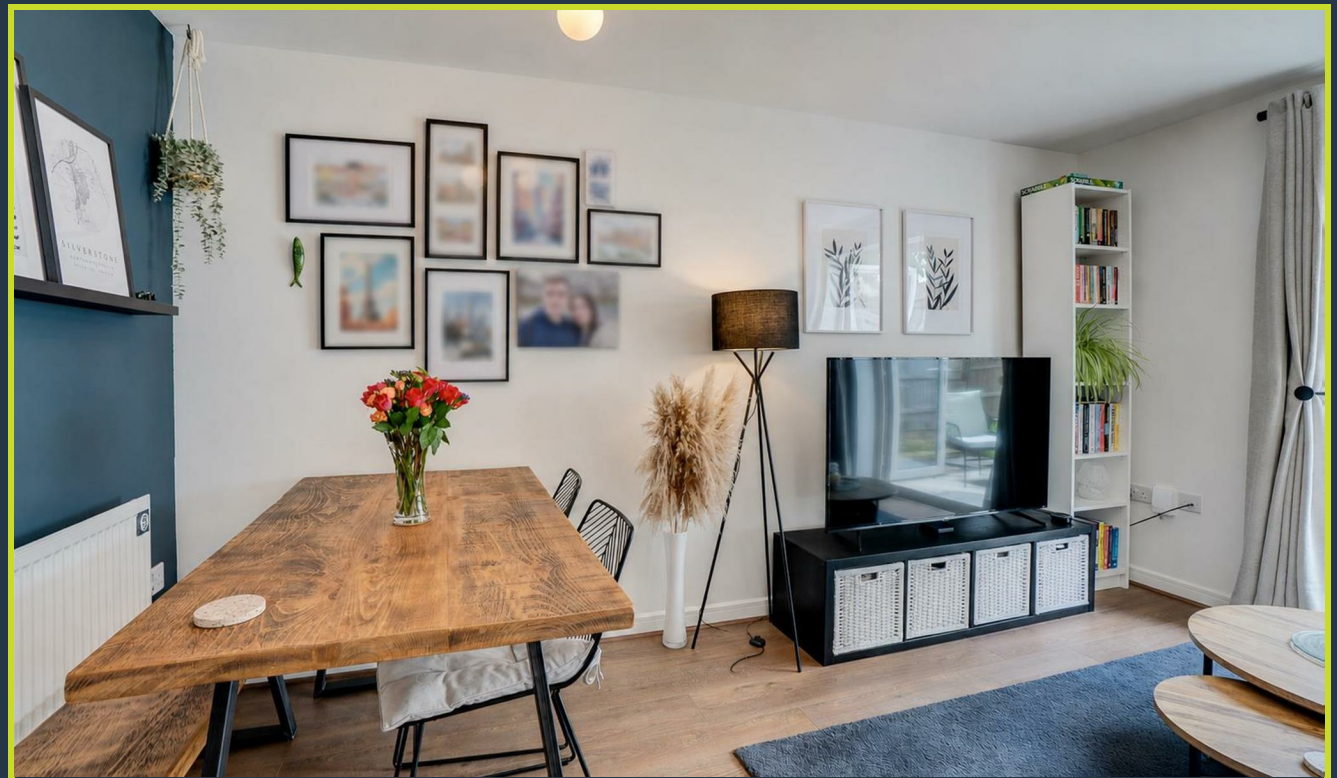


39 Summer Drive

West Bridgford | NG2 7YJ | Offers Over £285,000

ROYSTON
& LUND

- Two Double Bedrooms
- Immaculately Presented Throughout
- Ground Floor WC
- Close By To Numerous Amenities
- EPC Rating - B
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Low Maintenance Rear Garden
- Excellent Transport Links
- Freehold - Council Tax Band - B





****IMMACULATELY PRESENTED****

A beautifully presented two double bedroom home in West Bridgford. Situated close by to numerous amenities that West Bridgford has to offer being a short drive from Loughborough Road shops and Central Avenue where you will find local shops, pubs and restaurants. Not to mention having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

In brief the property comprises an entrance hall with WC, stunning integrated kitchen with oven, hob and extractor, built in washing machine and fridge/freezer. The lounge/diner boasts more than enough room for family and friends whilst showing French doors to the rear garden.

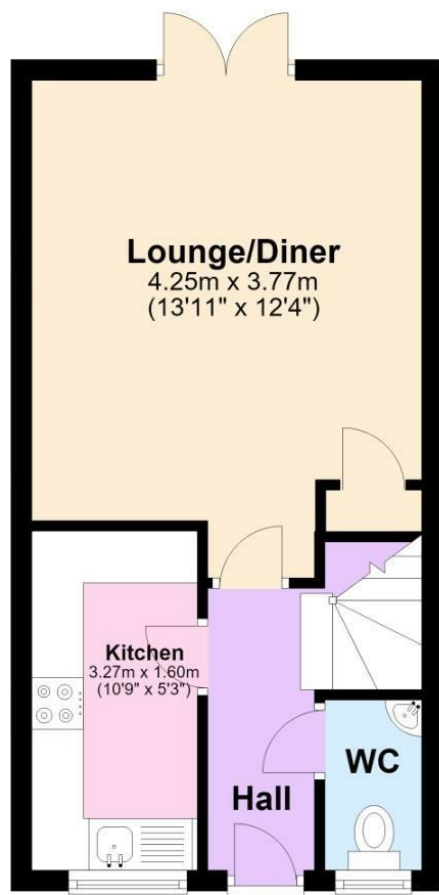
Upstairs there are two well proportioned double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the rear of the property there is an enclosed garden with a patio off the lounge, perfect for outdoor seating and or alfresco dining and a lawn with fenced boundaries.



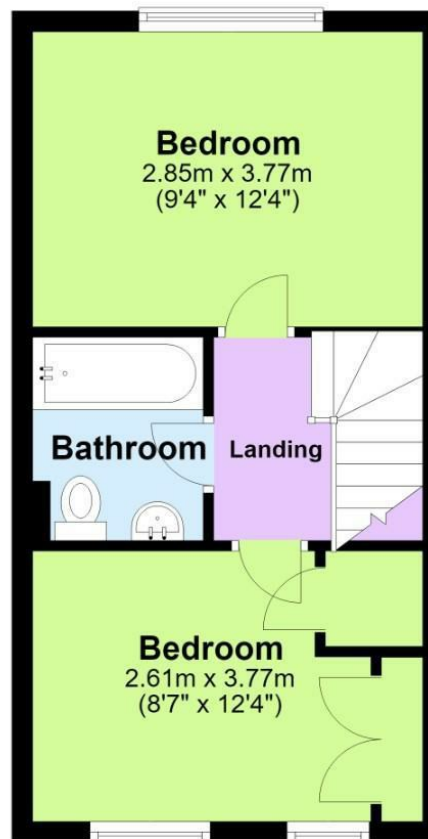
Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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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