



14 Mardale Close

Gamston | NG2 6SW | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 to £310,000
- Semi-detached
- Off street parking
- Catchment area for popular local schools
- EPC rating D
- Three bedrooms
- No upward chain
- Close to local amenities
- Freehold
- Council tax band C





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Royston and Lund are pleased to bring to the market this well positioned three bedroom semi-detached home in West Bridgford that is sold with no upward chain. This property benefits from off street parking down the side and is conveniently situated with Morrisons within walking distance and as well as being catchment area for popular local schools.

In brief the property comprises an entrance hallway, lounge and a kitchen diner at the rear that benefits from an integrated oven, hob and an extractor fan with space for further free standing appliances and built in storage under the stairs. Upstairs there are three bedrooms that all benefit from built in wardrobes, there is an en-suite shower room off the main bedroom and a separate three piece bathroom consisting of a bath with shower attachment, WC and wash basin.

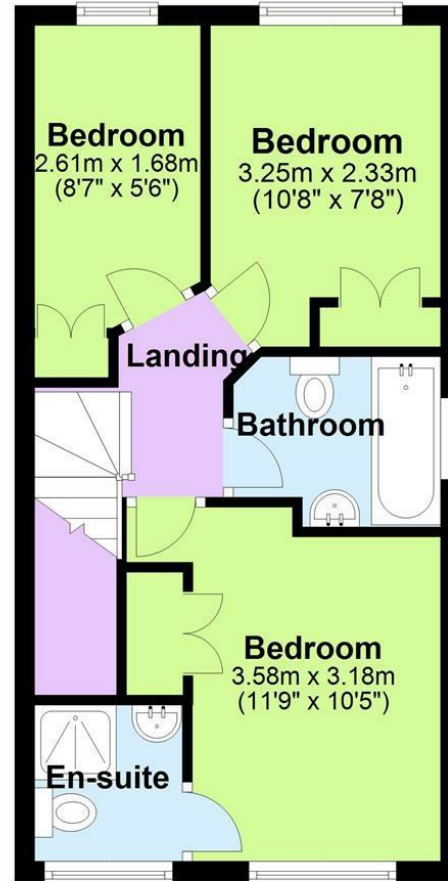
To the rear of the property there is a generous L-shaped garden, laid to lawn with a mature cherry tree and fenced boundaries.



Ground Floor
Approx. 34.7 sq. metres (373.8 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		68
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		72
(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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