



14 Squires Way

| NG2 7RR | Offers In The Region Of £265,000

ROYSTON
& LUND

- Detached Two Bedroom Bungalow
- Located On a Quiet Road
- Well Maintained Private Garden
- Close By To Numerous Amenities
- EPC Rating - C
- Well Presented Throughout
- Single Garage with Electric up and Over Door plus Driveway
- Built In Wardrobes
- Excellent Transport Links
- Freehold - Council Tax Band - D





A well-appointed and immaculately presented two-bedroom detached property located in a quiet West Bridgford cul-de-sac. Situated close to numerous amenities, the property is within a short walk or drive of Loughborough Road shops, including Asda and the Post Office, as well as Central Avenue with its restaurants, bars and shops. The property also benefits from excellent transport links to the City Centre and would be a great fit for a growing family.



Ground floor accommodation comprises an entrance porch that leads into the main L-shaped living/dining room, showcasing a large front aspect window that floods the room with natural light, complemented by the adjoining dining area and feature fireplace. The kitchen is ample in size and showcases base and wall units that house integrated appliances, including an oven, hob and extractor, along with further space for freestanding white goods.

Both bedrooms are well-proportioned doubles with built-in wardrobes. The second bedroom further benefits from access to a conservatory at the rear, which in turn grants access to the rear garden. Both bedrooms share a fully tiled three-piece shower room.

Facing the property, there is ample off-street parking via a single driveway and single garage. To the rear, there is a well-maintained garden with patio areas for summer seating, a lush lawn with bordering flower beds, all enclosed by fenced boundaries.



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.



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	77

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		

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