



13 Carina Road

Edwalton | NG12 4LD | £280,000

ROYSTON
& LUND

- Two Bedroom Semi Detached Property
- Integrated Kitchen Appliances
- French Doors To The Rear Garden
- Close By To Numerous Amenities
- EPC Rating - B
- Immaculately Presented Throughout
- Open Plan Ground Floor
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - B





A two bedroom semi detached property located in the desirable new estate in Edwalton. Situated close by to numerous amenities being a short drive from West Bridgford's Central Avenue where there are local shops, bars and restaurants, 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 perfect fit for first time buyers or a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and downstairs WC. The main reception room is open plan with the kitchen dining area to start which boasts of integrated appliances such as an oven, hob and extractor fan along with built in dishwasher, washing machine and integral fridge and freezer. The kitchen area moves through into the living room to the rear aspect showcasing French doors leading to the rear garden. The ground floor further incorporates ample storage space under the staircase.

To the first floor there are two well proportioned double bedrooms. The principle bedroom has built in storage cupboard and both bedrooms share a modern three piece suite fitted bathroom consisting of a bath with shower overhead along with wash basin and WC.

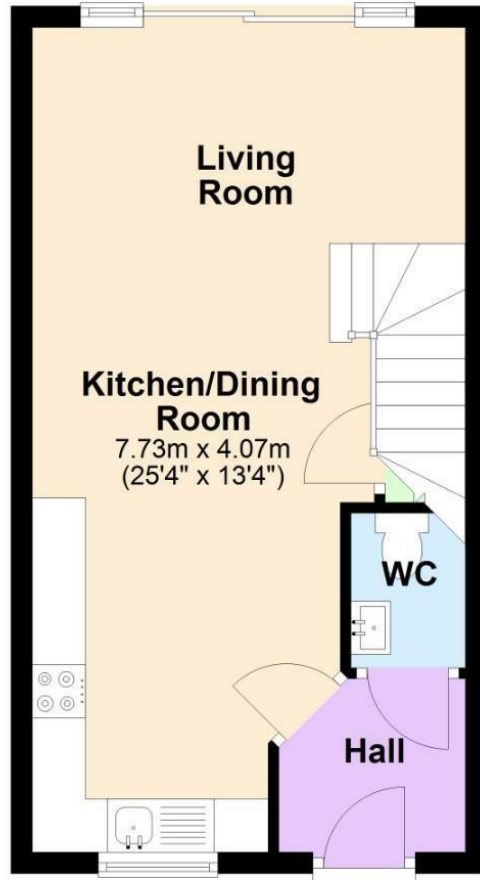
Facing the property there is ample off street parking via a double car parking space. There is a lawned area to the left hand side and a path leading to the front door.

To the rear of the property there is a patio area to start off from the French doors to the living room providing space for summer seating. There is lawn space which is enclosed by stone bricked and fenced borders.



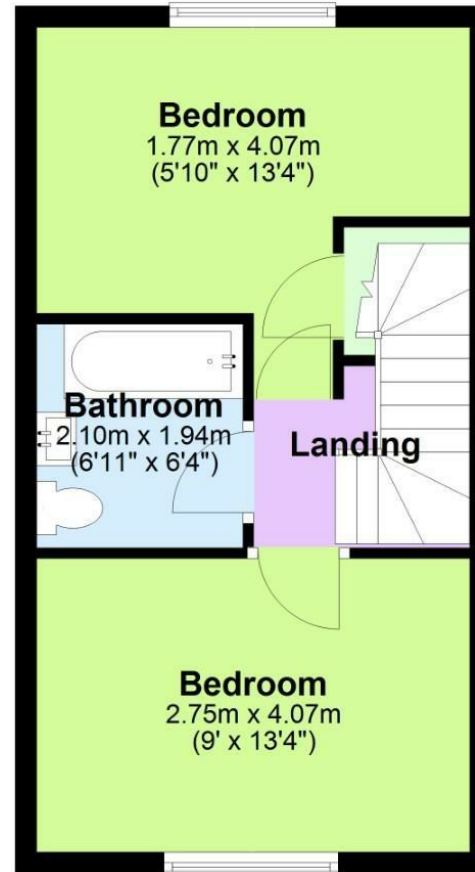
Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 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 (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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