



82 Trent Lane

| NG2 4DL | Offers Over £325,000

ROYSTON
& LUND

- Three Bedroom Townhouse
- High Quality Fixtures And Fittings
- Integrated Kitchen Appliances
- Walk In Wardrobe
- Close By To Numerous Amenities
- Fittings In Place For Solar Panels
- Ample Off Street Parking
- Family Bathroom And Ensuite Shower Room
- Ground Floor WC
- Excellent Transport Links





****IMMACULATELY PRESENTED****

Royston and Lund are delighted to bring to the market this stunning three-bedroom eco townhouse located in Colwick. Situated just a short drive from numerous amenities, including local shops, pubs and restaurants, the property also offers easy access to both West Bridgford's Central Avenue and Nottingham City Centre. This property would be a perfect fit for first-time buyers or a growing family.

In brief, the ground floor accommodation comprises a porch and entrance hall leading into the open-plan kitchen/dining room, a ground floor WC, and stairs to the first floor. The kitchen/dining room features high-quality base and wall units housing integrated appliances, including an oven, hob, extractor hood, dishwasher, washing machine, fridge and freezer. The adjoining dining area provides more than enough space for the whole family and benefits from full-height glazed doors opening onto the rear garden.

To the first floor, you will find the spacious living room, two double bedrooms and the family bathroom. The living room is generously sized and benefits from double windows overlooking the front elevation. Both double bedrooms overlook the rear garden and are served by a beautiful three-piece family bathroom comprising a bath with a shower overhead, wash basin and WC.

To the second floor is the principal bedroom, which benefits from an en-suite shower room and a walk-in wardrobe. One of the standout features of the property is the rear-facing balcony, providing the perfect space for outdoor seating and alfresco dining.



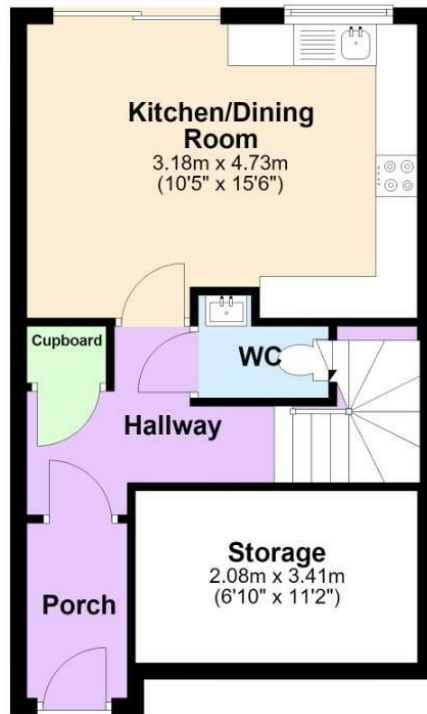


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(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		

Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



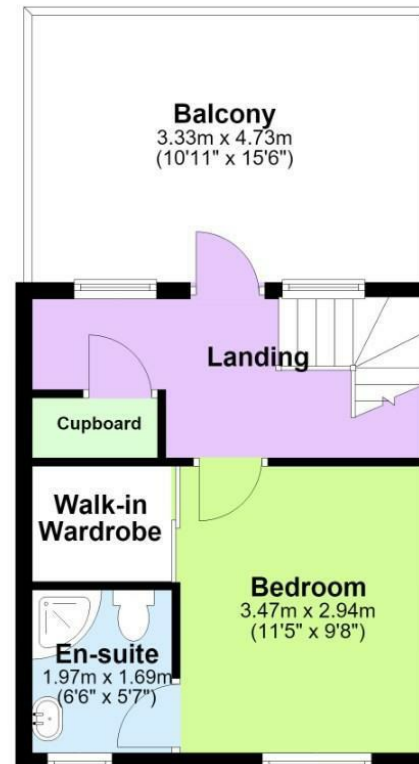
First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.7 sq. feet)
(excluding Balcony)



Total area: approx. 106.3 sq. metres (1143.7 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND