

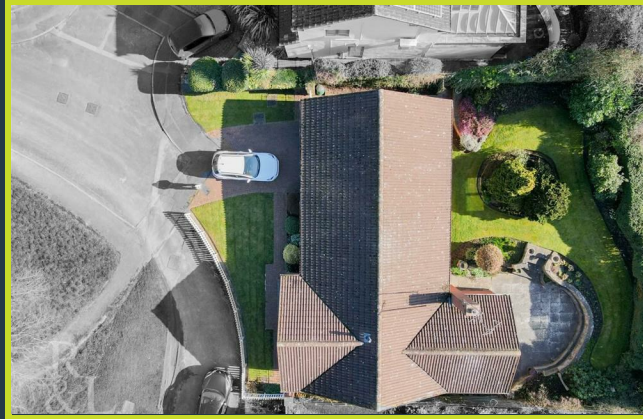


13 Dorchester Gardens

West Bridgford | NG2 7AW | Guide Price £475,000

ROYSTON
& LUND

- Three Bedroom Detached Bungalow
- Ample Off Street Parking Via a Double Driveway And Double Roller Door Garage
- Beautiful Landscaped Rear Garden
- Close By To Numerous Amenities
- EPC Rating - C
- Quiet Cul De Sac Location
- Ensuite Shower Room And Separate Bathroom
- WC/Cloakroom/Utility Room
- Excellent Transport Links
- Freehold - Council Tax Band - E





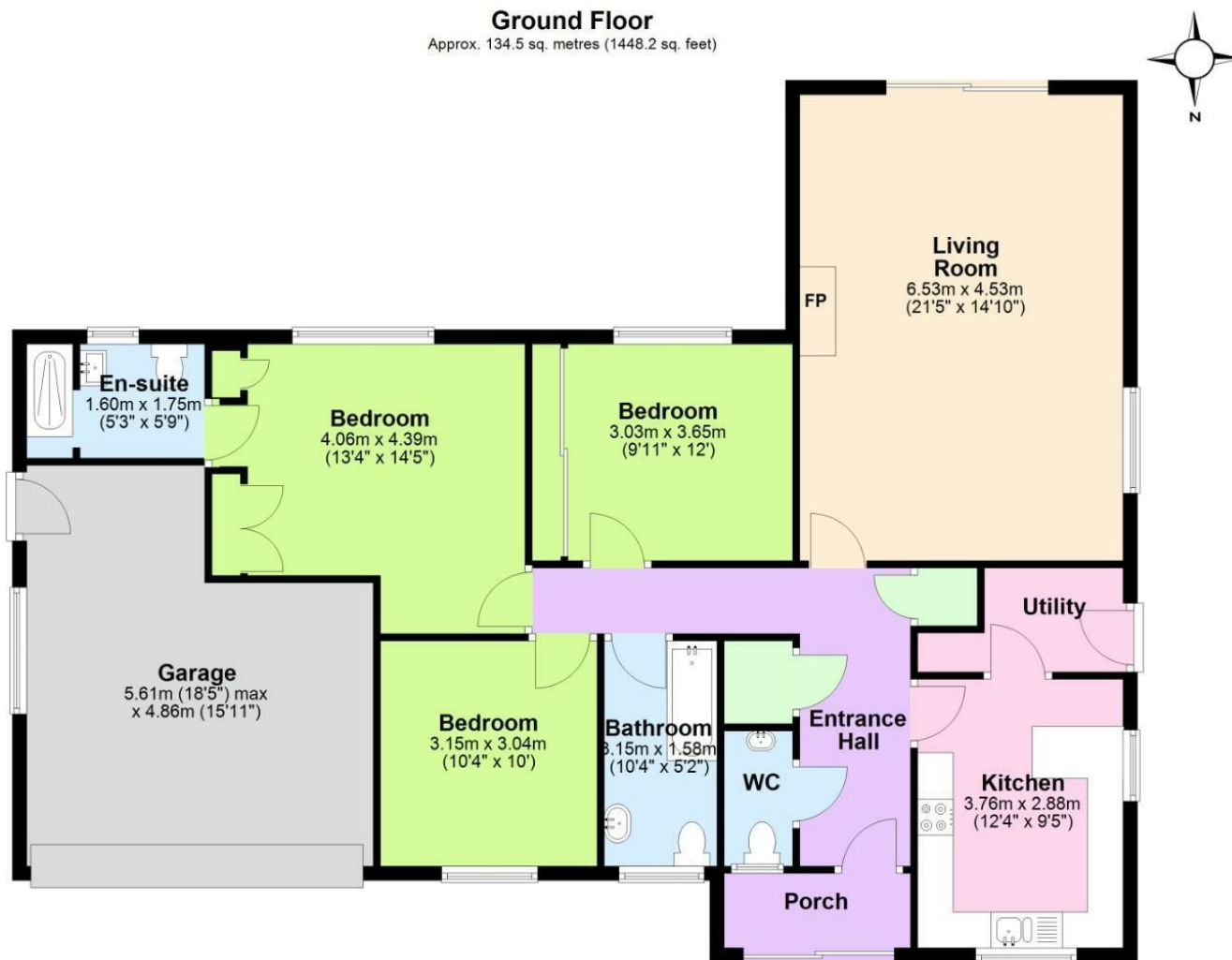
****GUIDE PRICE £475,000 - £500,000****

A well appointed three bedroom detached bungalow located on a quiet cul de sac in West Bridgford. Situated close by to numerous amenities such as Loughborough Road shops and Central Avenue where there are local shops, cafes, pubs and restaurants. Not to mention having excellent transport links into the City Centre. This property would be a great fit for a growing family or for those wanting to downsize.



Interior accommodation comprises of an initial porch and hallway upon entry that leads into the main reception room, kitchen, all three bedrooms, bathroom and separate cloak/wc. The living room is a generous size and showcases window to the right aspect and sliding doors leading to the rear garden, pieced together with a stone fireplace for those winter months along with further room to incorporate an adjoined dining area. The kitchen is ample in size and has space for appliances such as an oven, hob and extractor fan and along with built in breakfast bar. Off from the kitchen is the utility room which currently houses white goods and allows access to the side of the property via back door.

The master bedroom showcases built in wardrobes and overlooks the rear garden whilst leading you into an ensuite shower room. Bedroom two displays further full width sliding door wardrobes. All three bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and wc. The hallway provides additional storage via two cupboard spaces and a cloakroom/wc.



Total area: approx. 134.5 sq. metres (1448.2 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.



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		
	70	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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& LUND**