

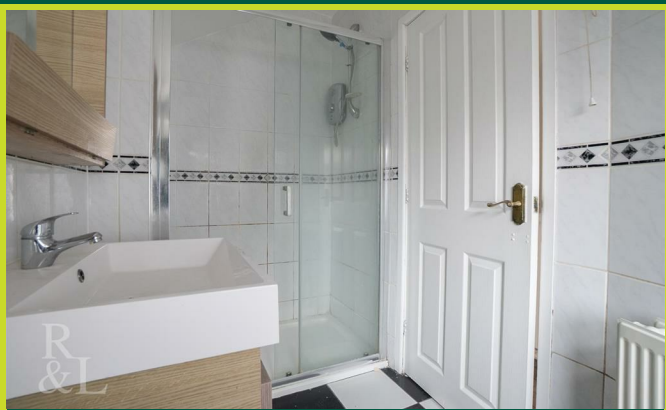


41 Carnarvon Road

West Bridgford | NG2 6DG | £295,000

ROYSTON
& LUND

- Three Double Bedrooms
- Opportunity For Property Developer
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- EPC Rating - E
- Semi Detached
- In Need Of Refurbishment/Modernisation
- Central West Bridgford Location
- Excellent Transport Links
- Freehold - Council Tax Band - C





A well-positioned three-bedroom semi-detached property located in central West Bridgford.

This property in particular is a complete blank canvas and requires extensive modernisation. It would greatly appeal to property developers or buy-to-let landlords, with scope to create an ideal opportunity for first-time buyers, those wanting to downsize, or as a buy-to-let investment.

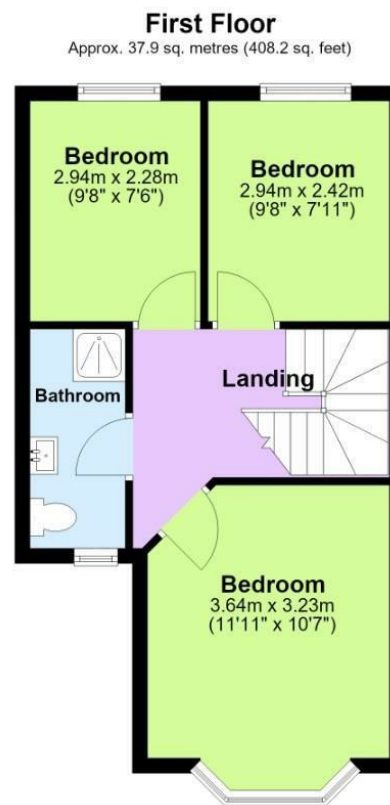
The ground floor consists of a hallway upon entry that leads into the two main reception rooms, a ground-floor cupboard and stairs to the first floor. The front living room features a large bay window to the front aspect, flooding the room with natural light. The dining room is a further ample space which grants access to the kitchen to the rear aspect and, in turn, a back door leading to the rear garden. The ground floor is completed with plenty of storage space.

The first floor comprises three well-proportioned double bedrooms, which all share a three-piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC.

To the front of the property, there is ample off-street parking via a shared driveway and courtyard area leading to the front door.

The rear presents a low-maintenance paved garden with the potential to extend the kitchen, subject to the necessary planning permission.





Total area: approx. 81.0 sq. metres (871.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		51
(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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