



82 Bransdale Road

| NG11 9JB | Offers In The Region Of £210,000

ROYSTON  
& LUND

- Three Bedroom Semi Detached
- FIRST TIME BUYERS
- Spacious Three Piece Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC
- Immaculately Presented Throughout
- Open Plan Ground Floor
- Double Driveway
- Excellent Transport Links
- Freehold - Council Tax Band - A





#### \*\*\*\*FIRST TIME BUYERS\*\*\*\*

A well appointed THREE BEDROOM SEMI DETACHED FAMILY HOME located in Clifton. Situated close by to numerous amenities such as local shops, pubs and restaurants. Not to mention being the catchment area for high regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be a perfect for a growing family or first time buyers.



Ground floor accomodation comprises a hallway leading into the kitchen which boasts integrated appliances with more than enough room to add further freestanding appliances. The ground floor provides an open plan feel as the kitchen wraps round into the living room and dining area. The dining area grants access to the rear garden through French doors.

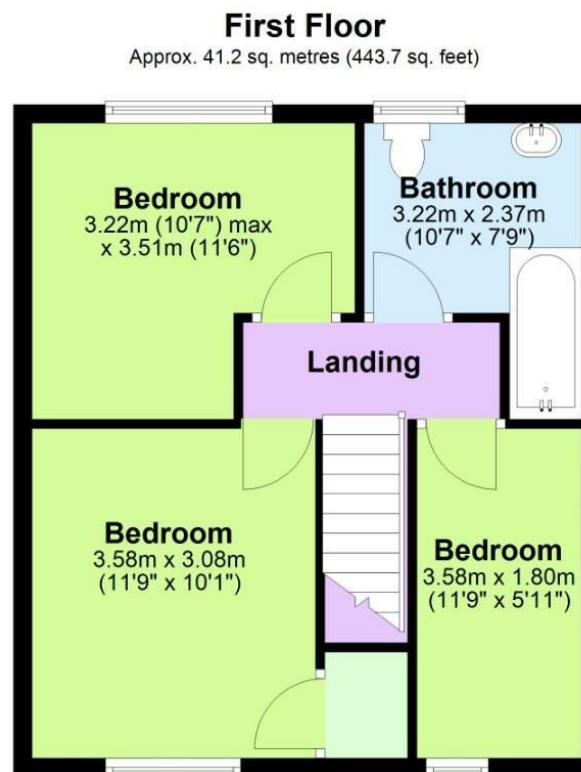
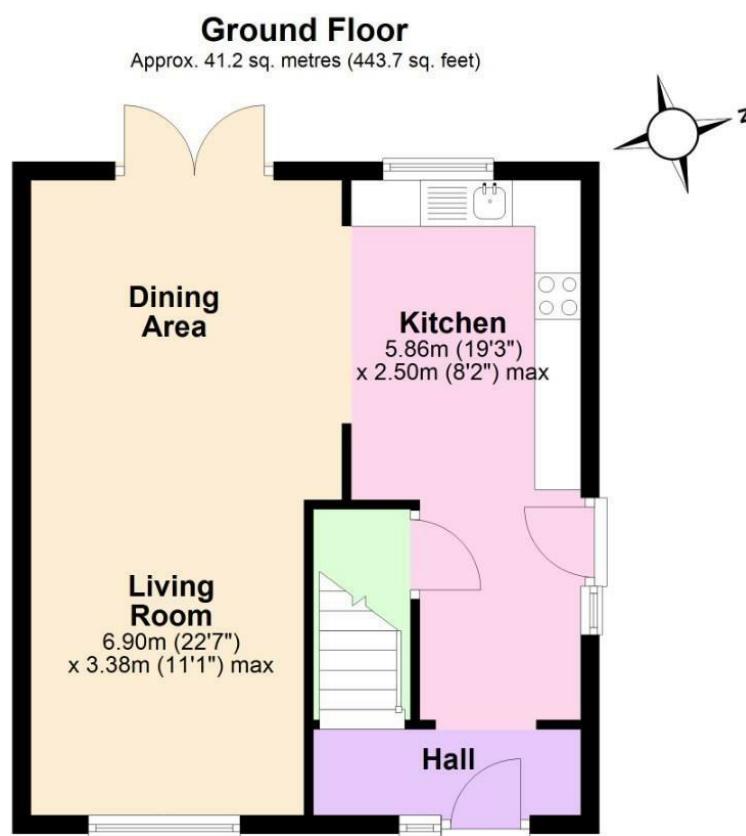
To the first floor there are three well proportioned double bedrooms. The main bedroom benefitting from built in storage. All bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and to the rear there is a low maintenance lawned garden with a decking area that provides summer seating.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		62
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 82.5 sq. metres (887.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**