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98 Loughborough Road
Bradmore | NG11 6PA | Asking Price £399,950

ROYSTON
& LUND

- Detached Bungalow
- Two Bedrooms
- Open Lounge Dining Area
- Garage Conversion
- EPC Rating D
- Village Location
- Shower Room and Ensuite
- Newly Fitted Electric Gates
- Freehold
- Council Tax Band D





NO ONWARD CHAIN

Royston and Lund are pleased to market this detached bungalow in the village of Bradmore. The property benefits from off-street parking accessed via electric gates and is located within easy access to the A60 and A52.



The property is entered into the lounge which has been opened up to lead into the kitchen/diner, which benefits from integrated appliances. The lounge benefits from integrated storage space. From the dining room is access to the shower room, comprising of a W/C, wash basin and W/C and also access into the first bedroom with integrated wardrobes. The second bedroom is accessed from the lounge and has its very own en-suite shower room.



Total area: approx. 97.2 sq. metres (1046.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

England & Wales EU Directive 2002/91/EC

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