



20 Farnborough Road

| NG11 8GW | Offers Over £199,950

ROYSTON
& LUND

- Three Bedrooms
- Freehold
- Outbuilding
- Ideal First Time Buy or Investment
- EPC Rating: E
- Off-Street Parking For Multiple Vehicles
- South-Westerly Facing Rear Garden
- Close to Local Amenities
- Close To Public Transport Links incl. Tram & Bus
- Council Tax Band: A





Royston & Lund are delighted to market this three bedroom mid-terrace house presented in good order throughout situated within close proximity of a wide range of local amenities including shops, Nottingham Trent University's Clifton Campus and within easy reach of the tram stop.

Internal accommodation comprises an entrance hallway off which internal doors lead to a lounge and separate kitchen. Internal doors off the lounge and kitchen then in turn lead to a separate dining room. There is the potential to knock through the dining room to the kitchen to create an open plan kitchen/diner.

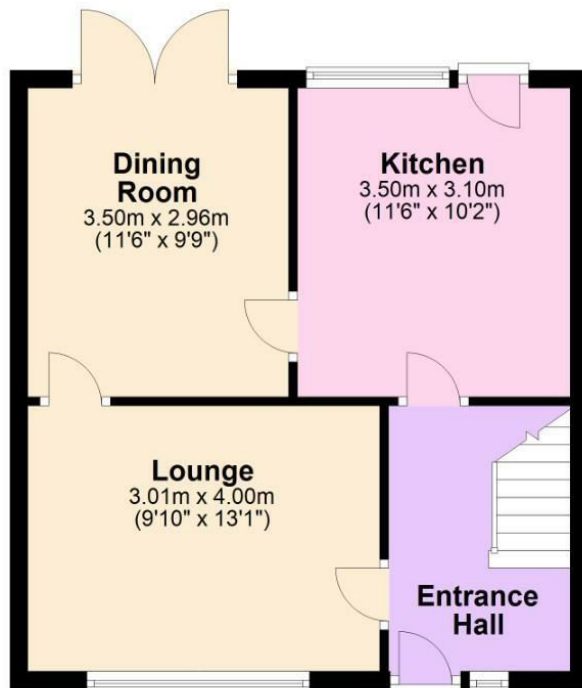
To the first floor there are two generous double bedrooms, a smaller third bedroom and a family bathroom comprising a three piece suite.

To the front of the property a driveway offers ample off-street parking for multiple vehicles with an enclosed rear garden accessed from a side passage or from the kitchen or the dining room.



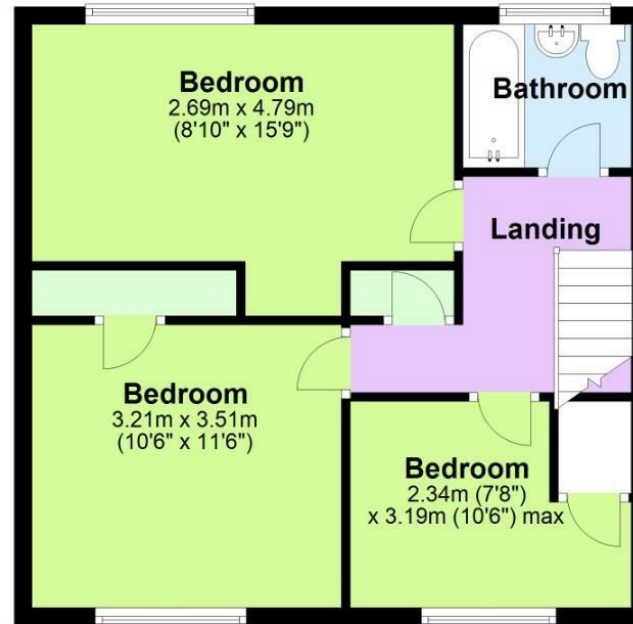
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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		

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

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.

ROYSTON & LUND