



## 3 Plumtree Court

Plumtree | NG12 5NQ | Asking Price £270,000

ROYSTON  
& LUND



- Three Bedrooms
- Integrated Kitchen Appliances
- Well Presented
- Catchment Area For Well Regarded Schools
- EPC Rating - C
- Excellent Location
- Garage and On-Street Parking
- Low Maintenance Rear Garden
- Close By To Amenities
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in the highly sought after location of Plumtree.

Situated between the villages of Tollerton and Keyworth, Plumtree offers a range of enviable amenities such as an 'excellent' rated primary school, a highly-regarded village pub, an award-winning restaurant, a thriving church community, premier league cricket team and several relaxing walks through the South Nottinghamshire countryside. Plumtree also sits in the catchment area for well regarded secondary schools and has an excellent bus route service into West Bridgford and the city centre.

Ground floor accommodation upon entry comprises of a porch leading into the hallway having stairs to the first floor and a door which lends itself to a generous size living room letting in lots of natural light via a large front aspect window. Off from the living room is an ample size kitchen/dining room which benefits from high quality fixtures and fittings with integrated appliances such as gas ring hob with extractor fan, eye level oven and grill as well as a built in fridge and freezer and dishwasher. The kitchen area has the further convenience of under stair storage and to the rear aspect sits a utility room which in turn grants you access to the rear garden.

To the first floor there are three well proportioned bedrooms. The main bedroom being a good size double whilst benefiting from cove space to fit freestanding wardrobes. The second bedroom is a further generous size double, the third is an over stair single. All bedrooms share a modern fitted three piece suite bathroom.

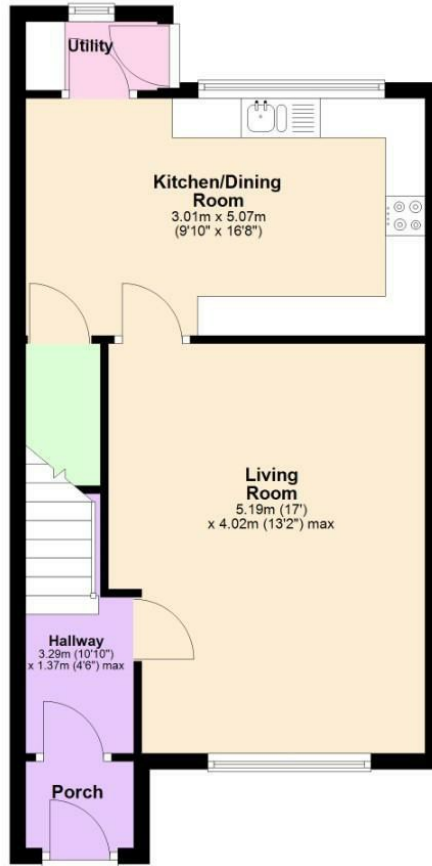
Facing the property there is a lawn space with a pathway leading upto the front door, To the rear there is a low maintenance rear garden space with patio and lawn which is enclosed by fenced borders. There is a single garage around the back of the plot, for off street parking





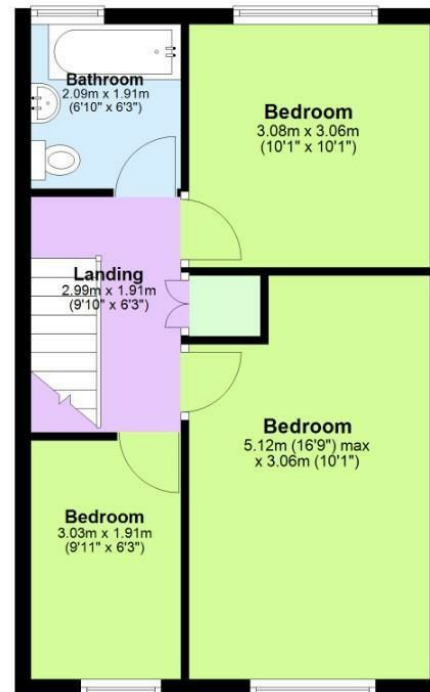
## Ground Floor

Approx. 45.4 sq. metres (488.1 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 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		87
(81-91) B		
(69-80) C	72	
(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 (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

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