



110 Widecombe Lane

| NG11 9GY | £185,000

ROYSTON
& LUND

- Three Bedroom Terrace
- Kitchen has Adjacent Utility Space
- Generous Garden Space
- Local Tramline & Buses
- EPC Rating - C
- Own Driveway & On-Street Parking
- Fitted Wardrobes
- Local Supermarkets
- Solar Panels
- Council Tax band - A





Royston & Lund are delighted to present to you this Three Bedroom Terrace on Widecombe Lane.

Coming through the hallway we are immediately presented with a generous size living room space, connecting through to the kitchen and adjacent utility. These spaces come with its own utilities such as a washing machine and dishwasher. The lighting is particularly nice, with its spotlights and under cupboard lighting. Through the utility room, we come outside and are presented with a generous sized garden, perfect for hosting and general relaxing.

Coming onto the first floor, we are presented with three large bedrooms including fitted wardrobes, the landing also benefits from extra storage. The bathroom just at the top of the stairs benefits from a shower and bath combination.

The property is situated in a desirable location, with easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking a vibrant community atmosphere. The surrounding area offers a blend of green spaces and urban conveniences, catering to a variety of lifestyles.

In summary, this house on Widecombe Lane is a wonderful opportunity for anyone looking to establish a home in Nottingham. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this charming property your own.

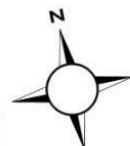
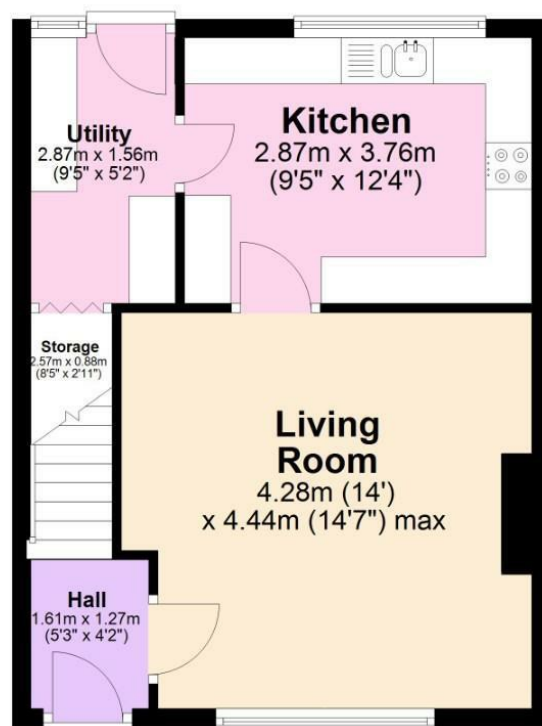




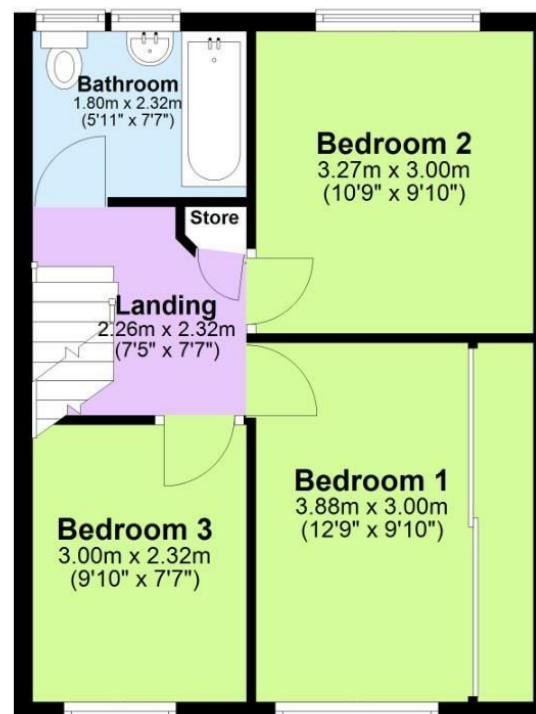
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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 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		

Ground Floor
Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 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.

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