



25 Broadmeer

Cotgrave | NG12 3JB | £180,000

ROYSTON
& LUND

- Two Double Bedrooms
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Integrated Kitchen Appliances
- EPC Rating - C
- Close By To Numerous Amenities
- Great Opportunity For A First Time Buyer
- Sliding Doors To The Rear Garden
- Low Maintenance Rear Garden
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached property located in Cotgrave. Situated close by to local shops, pubs and well regarded schools as well as having excellent transport links in to West Bridgford and the city centre. This property would be an excellent fit for first time buyers or a growing family.

Ground floor accommodation comprises of a generous size living room with front aspect window and rear aspect sliding doors flooding the room with natural light and providing access to the rear garden. The Kitchen is an ample size with an integrated oven, hob and extractor fan with room for further freestanding appliances, The kitchen also has separate pantry space. Just off from the kitchen is a utility room that's further grants access to the rear garden via the back door.

To the first floor there are two well proportioned double bedrooms, the main bedroom having the benefit of built in wardrobe space. Both bedrooms share a three piece shower room.

Facing the property there is on street parking followed by a garden space and patio leading to the front door. To the rear of the property there is a generous lawned garden with ample storage space and summer seating perfect for relaxation.

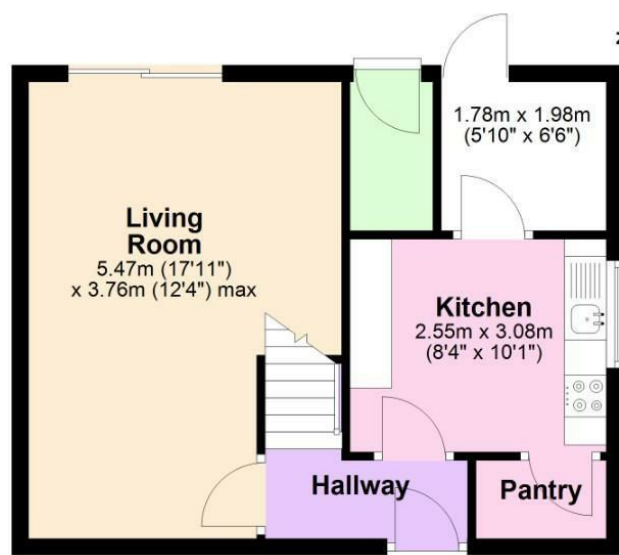


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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. 37.9 sq. metres (408.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 75.9 sq. metres (816.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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