



10 Albert Road

Bunny | NG11 6QE | £230,000

ROYSTON
& LUND

- Three Bedrooms
- Opportunity For Renovation And Refurbishment
- Ample Off Street Parking
- Bay Window
- EPC Rating - G
- Semi Detached
- Ideal For Those Wanting A Project
- Downstairs WC
- A Short Drive From Numerous Amenities
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this semi detached three bedroom property located in Bunny. Situated close by to numerous amenities that Bunny has to offer from a local primary school, pub and local shop as well as being a short distance from Keyworth and East leake. Not to mention having excellent transport links via the A60. This property would be suit a growing family or for those wanting a project for renovation and to put there own stamp on things.

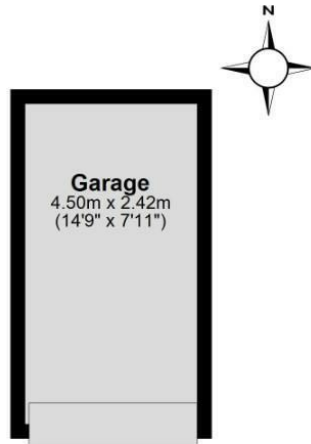
Ground floor accomodation comprises of a hallway upon entry that leads into the main reception room, kitchen and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light pieced together with a fireplace. The kitchen dining room is ample in size and boasts under stair pantry and has more than enough room to add your own freestanding appliances. Off from the kitchen is an inner hallway granting access to further storage, downstairs WC and rear door leading to the back garden.

To the first floor there are three well proportioned bedrooms. The main bedroom having a fireplace and built in storage. Bedroom two is a further double and bedroom three is a spacious single. All bedrooms share a bathroom with wash basin.

Facing the property there is ample off street parking via a double driveway leading down to a single garage. To the rear of the property there is a spacious lawn area which stretches back with mature hedgerow, patio area to start off from the kitchen.

Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
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		

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.

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& LUND**