



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.



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		
		74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

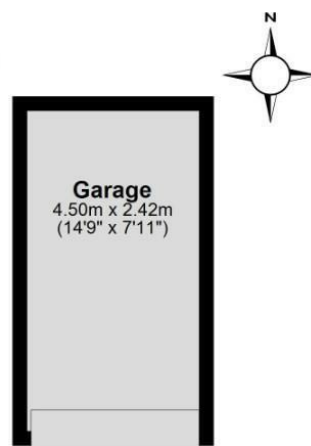
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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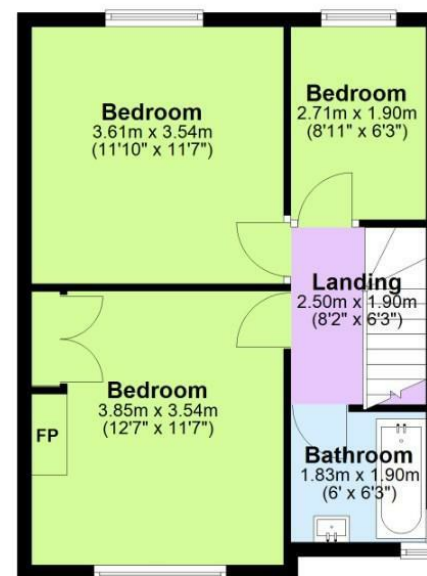
Ground Floor

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)

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