



7 Linden Avenue

| NG11 8SB | Guide Price £200,000

ROYSTON  
& LUND

- Three Well Proportioned Bedrooms
- Great Opportunity For First Time Buyers
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- //NO ONWARD CHAIN//
- End Terrace
- Larger Than Average Plot
- Excellent Transport Links
- Freehold Council Tax Band - B





**\*\*GUIDE PRICE £200,000 - £210,000\*\***

**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this three bedroom end terrace property situated on a larger than average plot with a wrap around garden. Located in Clifton nearing numerous amenities just a short walk or drive away from local pubs, shops and restaurants. Not to mention having excellent transport links via the A453 leading to the M1 and A52 into Nottingham City Centre, whilst being in the catchment area for well regarded schools. This property would be a great fit for first time buyers or a growing family.

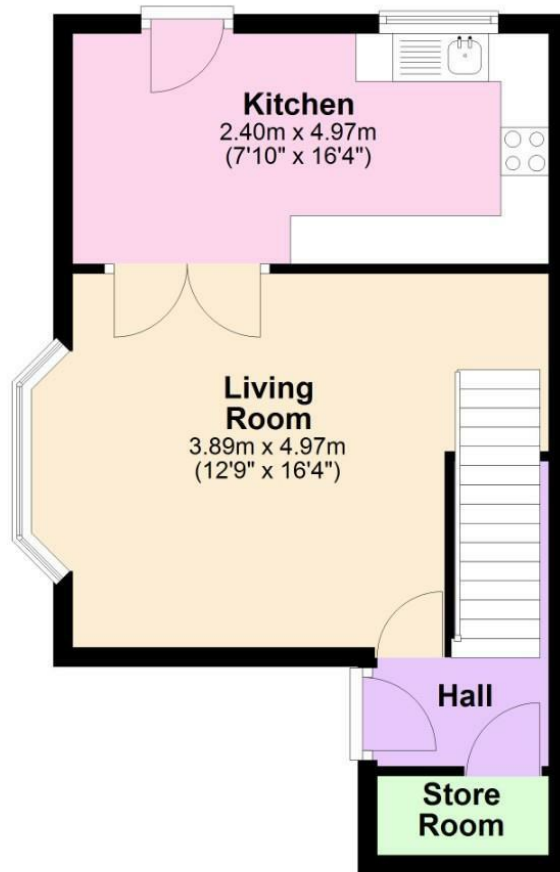


Ground floor accommodation comprises of a hallway which lends itself to the main reception room, storage cupboard and stairs to the first floor. The living room is a generous size with more than enough room for family and friends and boasts a large bay window overlooking the rear garden flooding the space with natural light. Continuing through the living room through French doors you come into the kitchen dining room which houses high quality base and wall units and integrated appliances from an oven, gas hob and extractor hood, with electrics in place to add further freestanding appliances such as washer dryer, dishwasher or fridge/freezer. The kitchen further boasts of an adjoined dining area and rear door leading to the rear garden.

To the first floor there are three well proportioned bedrooms. The principle bedroom is a sizeable double. Bedroom two being a further double with Juliette balcony overlooking the front elevation and bedroom three is a spacious single located over the stairs and benefits from ample storage space. All bedrooms share a three piece bathroom comprising of a bath with shower overhead along with a wash basin and WC.

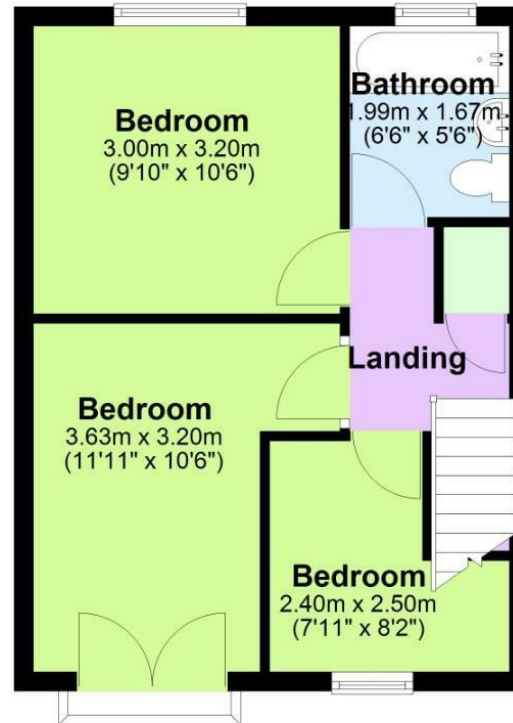
## Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 86        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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