



**Guide price £300,000**

**House - Semi-Detached**

**Bedrooms: 3**

**Bathrooms: 1**

**Tenure: Freehold**

**GUIDE PRICE £300,000 - £325,000 WALTON and ALLEN are delighted to offer this THREE BEDROOM SEMI DETACHED family home in the popular COMPTON ACRES development of WEST BRIDGFORD. The accommodation briefly comprises: ENTRANCE HALL, LOUNGE/DINING ROOM, SEPARATE KITCHEN, LANDING, THREE BEDROOMS, FAMILY BATHROOM. Situated with superb access to LOCAL SCHOOLS and SHOPS at the end of a CUL DE SAC, benefitting from FRONT and REAR GARDENS, and a DRIVEWAY and GARAGE to the side. This would make a fantastic HOME. Call now to view.**

#### Hall

Entrance door to front, stairs to first floor.

#### Lounge/Diner

23'11" x 12'1"

Open plan Lounge/Dining Room, understair store, radiators, double glazed windows to front and rear.

#### Kitchen

10'8" x 6'11"

Fitted with a matching range of wall and base units with work surfaces over, integrated stainless steel electric oven with gas hob over, plumbing for washing machine, double glazed window and door to rear garden.

#### Landing

Double glazed window to side.

#### Bedroom 1

13'4" x 8'4"

Window to front, radiator.

#### Bedroom 2

10'3" x 9'1"

Fitted wardrobes, window to rear, radiator.

#### Bedroom 3

9'1" x 6'7"

Window to front, Storage cupboard, radiator.

#### Bathroom

Fitted with a three piece suite comprising; Bath with shower over, wash basin and W.C.

#### Outside

There is an open plan lawned garden to front with a block paved driveway to the single brick garage to the side. The rear garden has patio, and lawn with fence and wall boundaries.

#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

#### Council Tax Band

Council Tax Band; Rushcliffe Borough Council band C

#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

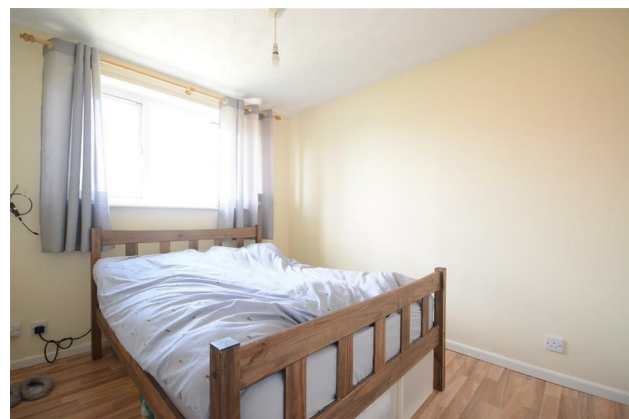
#### Free Mortgage Advice

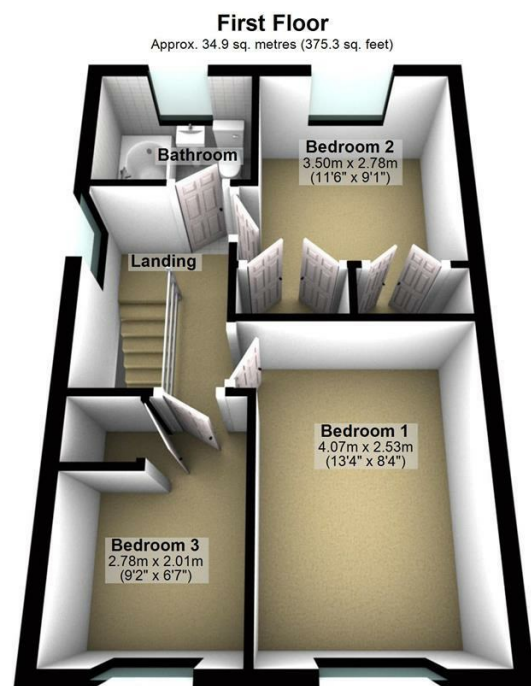
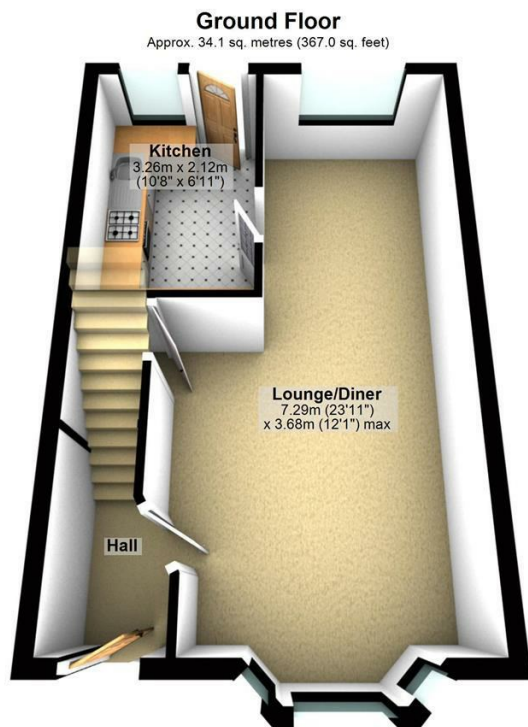
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

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Total area: approx. 69.0 sq. metres (742.3 sq. feet)

Can you **save money** on your **mortgage**?

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<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>72</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!