



12 Roland Avenue

Wilford | NG11 7AN | Guide Price £375,000

ROYSTON
& LUND

- Guide Price Range £395,000 - £425,000
- Three Bedrooms
- Catchment for Popular Local Schools
- Kitchen & Utility Room
- EPC Rating D- Freehold
- Extended Semi-Detached
- Off Street Parking / Downstairs WC
- Partially Converted Basement
- No Upward Chain
- Council Tax Band B





Guide Price Range £375,000- £395,000

No Upward Chain

Royston and Lund are pleased to bring to the market this extended and partially developed three bedroom semi-detached home in Wilford. The property offers someone the chance to finish off to their own standard whilst already having a high quality kitchen area installed recently and is situated within catchment area for highly sought after schools.



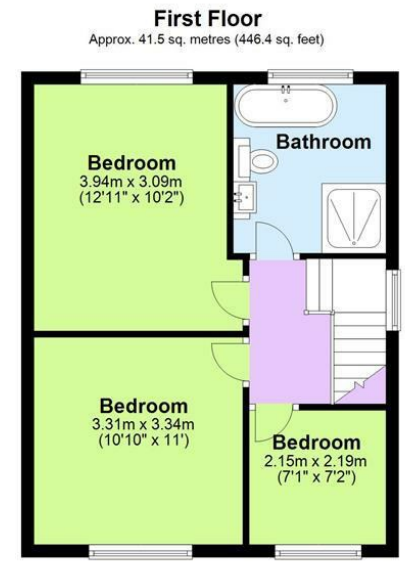
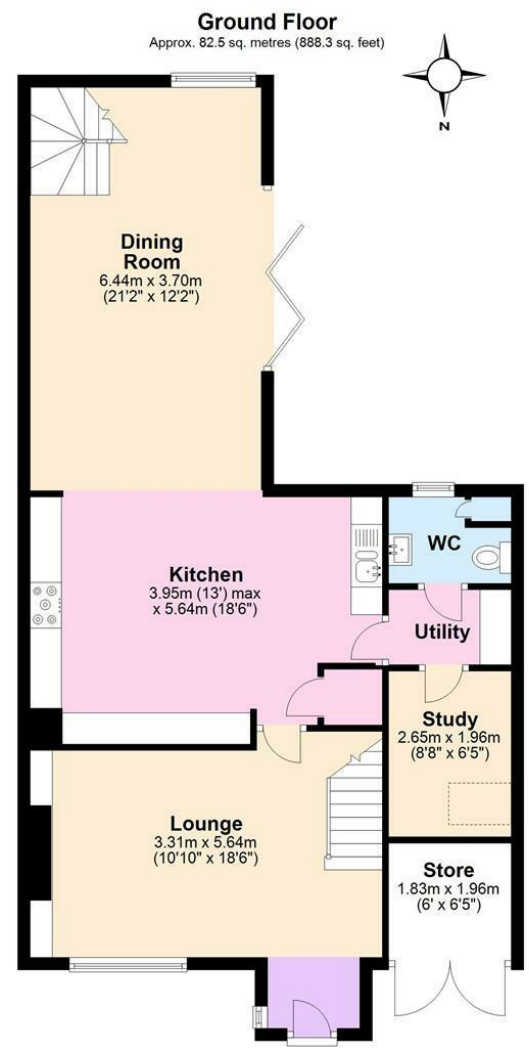
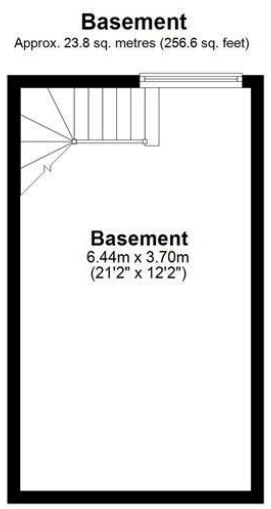
Entering into the property there is an open plan hallway that brings you into the lounge that has access to the kitchen and stairs to the first floor. The kitchen area features fully integrated appliances including an oven, combi-microwave, hob, extractor fan, and a fridge/freezer, as well as a separate utility room that allows access to the study & downstairs WC. From the kitchen area there is access to a generous reception room that benefits from bi-fold doors and has stairs down to a partially converted basement. Upstairs there are two double bedrooms, one single bedroom and a four piece family bathroom consisting of a bath, shower, WC and wash basin.

To the front there is off street parking for two vehicles and a converted garage that is now a storage room. To the rear there is a raised decking and steps down to a south facing lawned garden with fenced boundaries.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(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	



Total area: approx. 147.8 sq. metres (1591.3 sq. feet)

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