



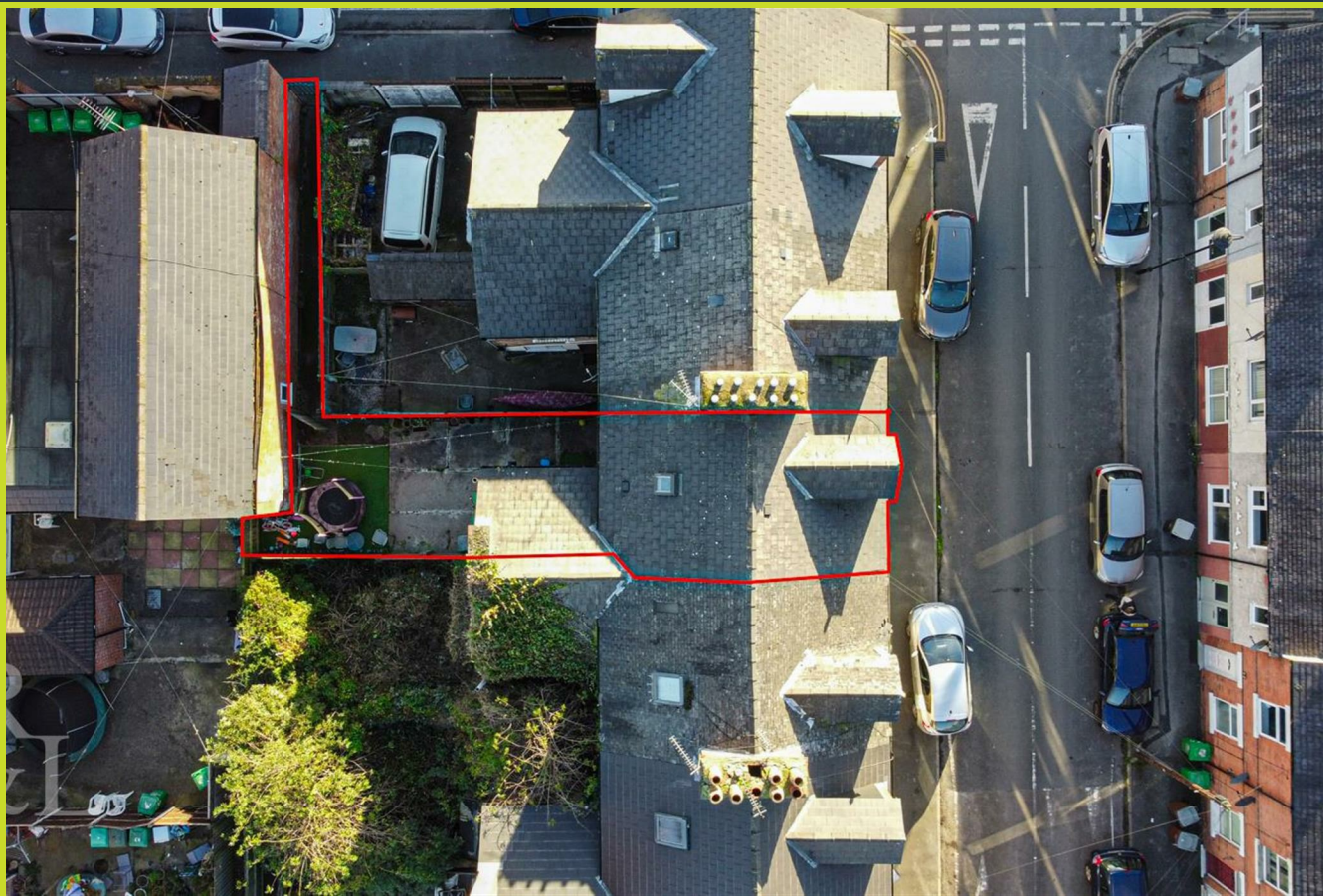
61 Woolmer Road

The Meadows | NG2 2FA | Offers Over £180,000

ROYSTON
& LUND

- Guide Price £190,000- £200,000
- Situated In A Good Location
- Kitchen
- Bathroom & A WC
- Freehold - EPC Rating D
- Mid Terraced House
- Two Reception Rooms
- Three Double Bedrooms
- Low Maintenance Rear Garden
- Council Tax Band A





Royston & Lund are pleased to present this three-storey mid terraced house situated in The Meadows, it is conveniently located within close proximity of amenities including local shops, schools, tram links and The River Trent.

Upon entering the property you are greeted by a hallway which provides access to the accommodation. The ground floor includes a lounge with a bay window to the front. The sitting/dining room is a great addition to the property and offers versatility. Lastly, the kitchen includes a range of units and access to the pantry.

The first floor includes two of the three double bedrooms. The bedrooms are complemented by a bathroom with a three piece white suite including a wash basin, WC and a bath with an overhead shower. There is also the benefit of a WC which houses the boiler. The top floor is covered by another bedroom and also includes eaves storage.

Outside, there is a low maintenance rear yard with patio and an artificial lawn.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

Ground Floor
Approx. 39.3 sq. metres (422.5 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.5 sq. feet)



Second Floor
Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 99.6 sq. metres (1072.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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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