

49 Manvers Road

West Bridgford | NG2 6DJ | Guide Price £325,000

ROYSTON & LUND

- GUIDE PRICE £325,000 - £335,000
- End Terraced House
- Two Reception Rooms Modern Kitchen
- Three Bedrooms
- Shower Room/WC
- Low Maintenance Rear Garden
- Freehold
- EPC Rating D
- Council Tax Band B

















Royston & Lund are pleased to present this well-presented, traditional style end terraced house situated in West Bridgford, within close proximity of excellent amenities including supermarkets, local shops, frequent transport links and well-regarded schools. The property is ideal for a growing family or a professional couple.

Entering the property you are greeted by one of two reception rooms. The reception room to the front is versatile and includes a bay window to the front elevation providing natural lighting. The second reception room would be ideal to set out as a dining room as it is off the kitchen, it also provides access to the first floor via the stairs. The kitchen includes a modern range of units as well as integrated appliances including a hob, oven and an extractor fan.

To the first floor there are three ample-sized bedrooms with the main bedroom to the front of the property. The bedrooms are complemented by a stylish shower room which includes a WC, walk-in shower and a wash basin.

Outside, there is the benefit of an enclosed low maintenance rear garden which is perfect for BBQ's, garden furniture and socialising in the summer.

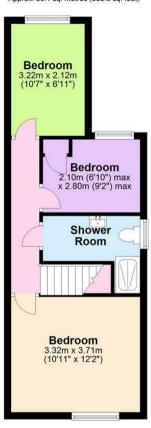
Viewing highly recommended!

## **Ground Floor**

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.







## **EPC**

