



49 Manvers Road

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

ROYSTON
& LUND

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



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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