



12 Taunton Road

West Bridgford | NG2 6EW | Asking Price £525,000 - £550,000

ROYSTON  
& LUND

- No chain
- Excellent Location
- Three Reception Rooms
- Generous Plot
- EPC Rating E
- Semi-Detached House
- Four Bedrooms
- Modern Bathroom
- Freehold
- Council Tax Band C





Royston & Lund are pleased to present this charming 4-bedroom extended semi-detached house in West Bridgford which offers a delightful blend of spacious living and modern convenience. The amenities nearby include excellent shops, well-regarded schools and cafes/bars.

Boasting three reception rooms, the property provides versatile spaces for relaxation. The interior is complemented by a well-appointed breakfast kitchen which is fully fitted with a range of units.

The house is thoughtfully designed to tend to the needs of a growing family, with four well-proportioned bedrooms which provide ample space. The bedrooms are complemented by a bathroom with a modern four piece white suite including a shower, WC, wash basin and a bath.

One of the standout features of this property is its inviting garden, which includes an outbuilding serving as a utility room. This additional space enhances practicality, offering a designated area for laundry and storage. The garden itself includes a patio area ideal for garden furniture, a lawn and slate beds.



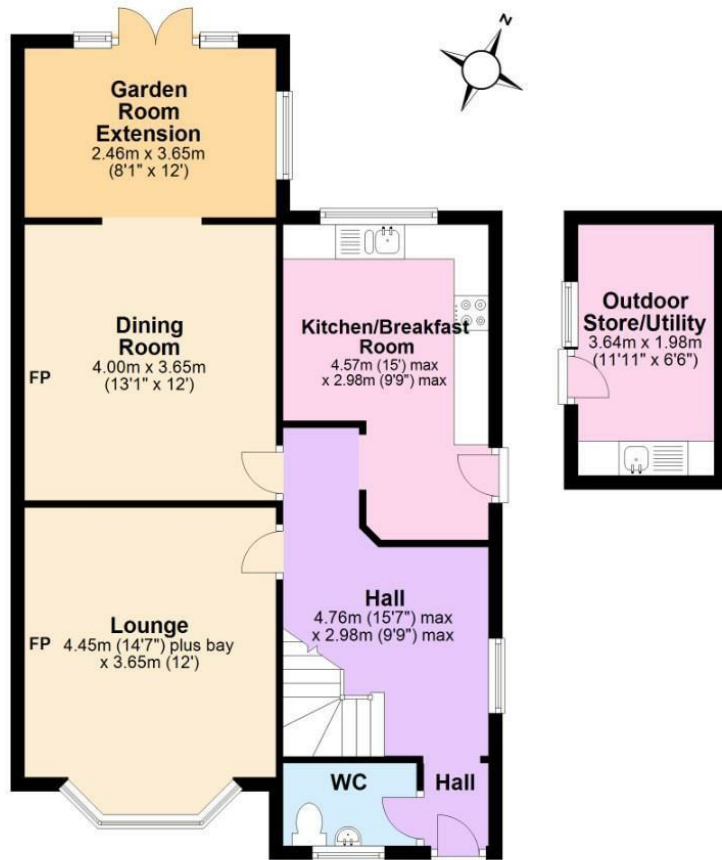


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</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	

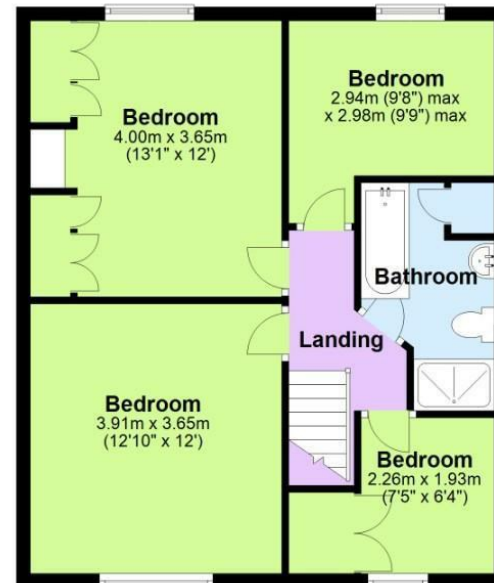
### Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 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.

**ROYSTON & LUND**