



15 Broadleigh Close

West Bridgford | NG2 7NZ | Guide Price £280,000 - £300,000

ROYSTON  
& LUND

- Semi-Detached House
- Ideal For First Time Buyers
- Cul-de-Sac Location
- Two Double Bedrooms
- Solar Panels
- Car Port/Driveway
- Rear Garden
- EPC Rating B - Freehold
- Council Tax Band B
- Guide price- £280,000- £295,000





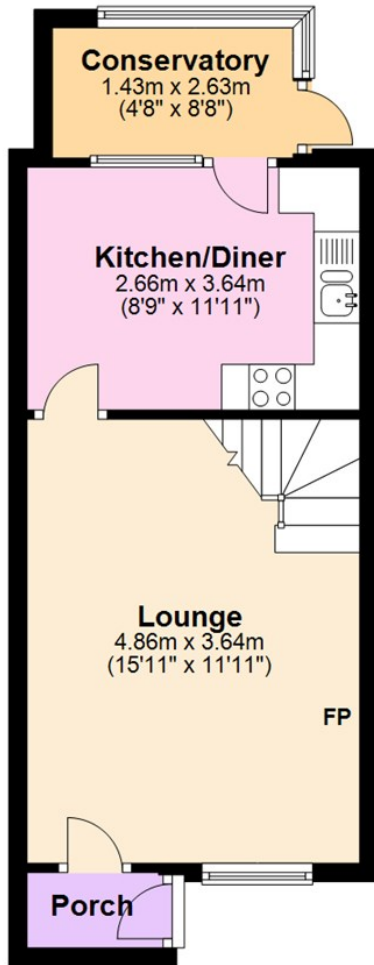
Royston & Lund are delighted to offer this well-presented semi-detached house situated within a cul-de-sac in West Bridgford. Amenities nearby include Compton Acres shopping precinct, easy access to the A52 and a short drive from West Bridgford town centre.



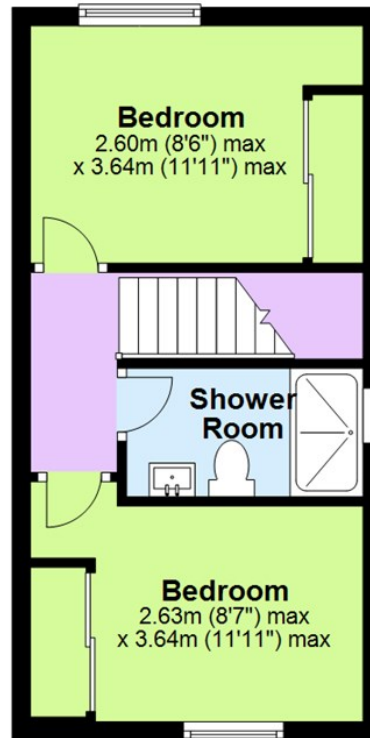
In brief, the property comprises of a lounge with an electric fireplace, modern kitchen/diner, conservatory to the rear, two bedrooms and a shower room/WC. The property has been improved throughout the years by the current owner and must be viewed to be appreciated. There are also solar panels, which provides an income and lower energy bills. (Further details are held at the office)

Outside, there is a driveway/car port with a pedestrian gate to the garden. The garden is well-maintained throughout and includes a lawn, plants/shrubs, a shed and a patio area.

**Ground Floor**  
Approx. 33.1 sq. metres (356.0 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (298.4 sq. feet)



**Total area: approx. 60.8 sq. metres (654.4 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.



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	83
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**ROYSTON & LUND**