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&L

6 East View

West Bridgford | NG2 7QN | Price Guide £280,000

ROYSTON  
& LUND



- Sold With No Chain
- Two Good-Sized Bedrooms
- Kitchen
- Conservatory To The Rear
- Freehold - EPC Rating
- Detached Bungalow
- L-Shaped Lounge/Dining Room
- Shower Room
- Good-Sized Rear Garden
- Council Tax Band D





## NO CHAIN

Royston & Lund are pleased to present charming 2-bedroom detached bungalow is situated in a quiet cul-de-sac in the desirable West Bridgford. Amenities nearby include easy access to Compton Acres shopping precinct, local shops and transport links.

The interior boasts a spacious and inviting L-shaped lounge and dining room, offering ample space for relaxation. The well-appointed kitchen is equipped with a range of units and integrated appliances. Lastly, the property features a shower room/WC. One of the standout features is the conservator which provides access to the garden.

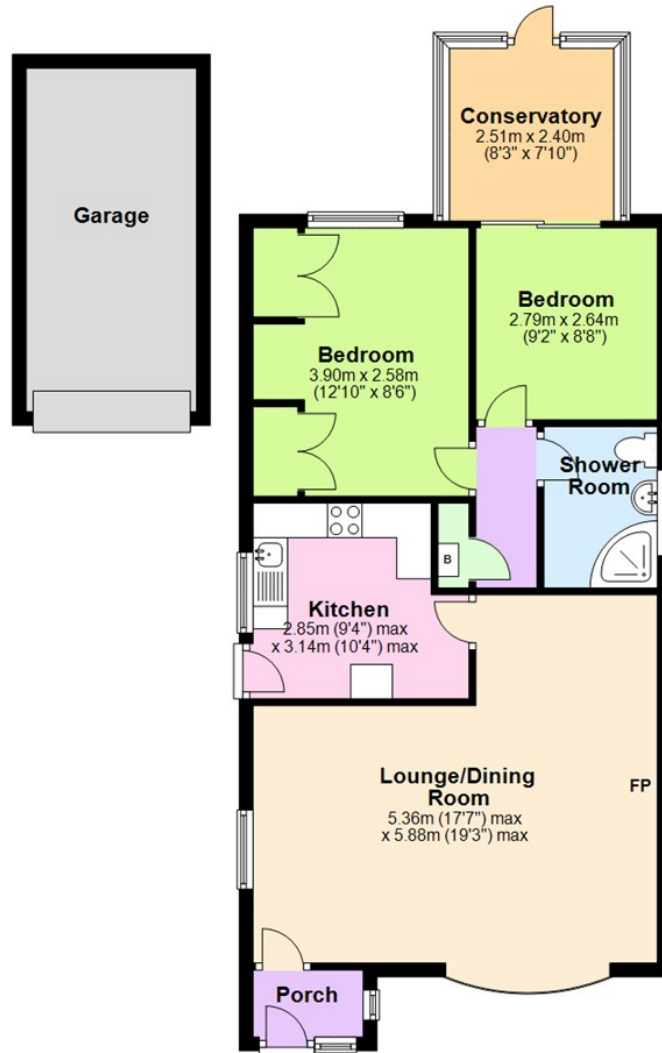
Outside, you'll find off-street parking for up to 2 vehicles, a detached garage and a low maintenance garden. This property is ideal for those looking to downsize to single storey living.

Guide price £280,000- £300,000





**Ground Floor**  
Approx. 71.1 sq. metres (765.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 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>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**ROYSTON & LUND**