



19 Haileybury Road

West Bridgford | NG2 7BE | Guide Price £435,000

ROYSTON  
& LUND

- Guide Price Range £435,000 - £465,000
- Two Reception Rooms
- Driveway, Carport & Single Garage
- Highly Sought after Location
- EPC Rating D - Freehold
- Bay Fronted Detached Family Home
- Single Storey Extension Across The Rear
- Modern Shower Room
- Catchment Area For Highly Sought after Schools
- Council Tax Band D





Guide Price Range £435,000 - £465,000 - No Chain

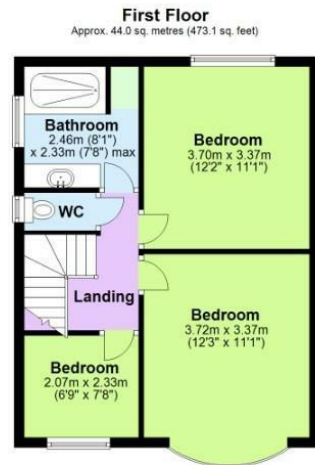
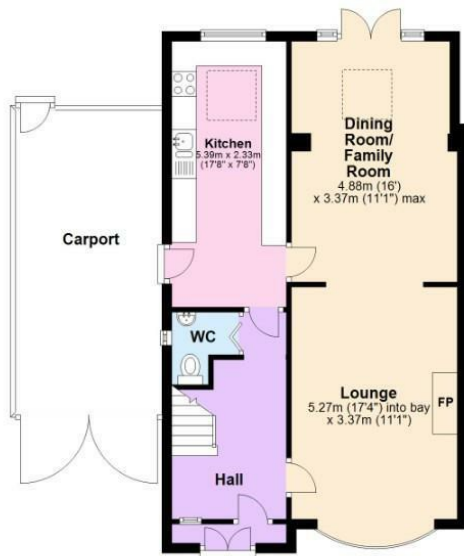
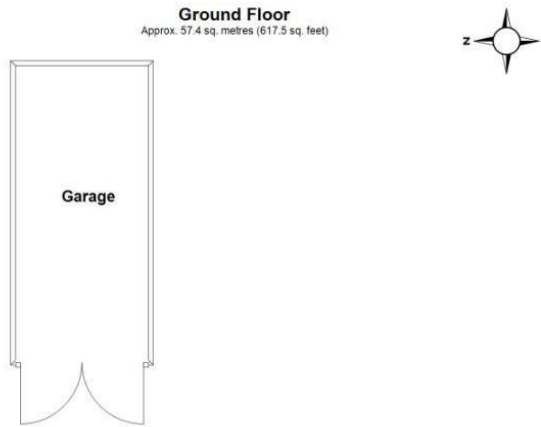
Royston and Lund are pleased to bring to the market this extended three bedroom bay fronted detached family home in West Bridgford. The property sits within catchment area for highly sought after schools and is ideally located for easy access to Central Avenue, where you can find a whole host of local amenities including shops, restaurants, pubs, coffee shops and supermarkets.



Entering into the hallway that benefits from a downstairs WC, there is access to the lounge, kitchen and stairs to the first floor. The lounge benefits from a bay window to the front, a feature log burner and an opening into a further reception room to the rear that could be used as a dining/family room.

The kitchen features a range of fully integrated appliances including a washing machine, dishwasher, oven, hob and an extractor fan. To the first floor there are two double bedrooms, one single bedroom, a modern shower room with feature sink and a separate WC.

To the front of the property there is a driveway leading to a carport, which in turn leads to a single garage at the rear of the property. The rear garden is laid to lawn with mature shrubs, trees and fenced/hedged boundaries.



Total area: approx. 101.3 sq. metres (1090.6 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.



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

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.

**ROYSTON & LUND**