



48a Boundary Road

West Bridgford | NG2 7BZ | Guide Price £625,000

ROYSTON  
& LUND

- Detached Family Home
- Situated On A Corner Plot
- Dining Kitchen
- Driveway
- Council Tax Band D
- Sought after Location
- Requires Some Modernisation
- Stunning Gardens
- EPC Rating D
- Freehold





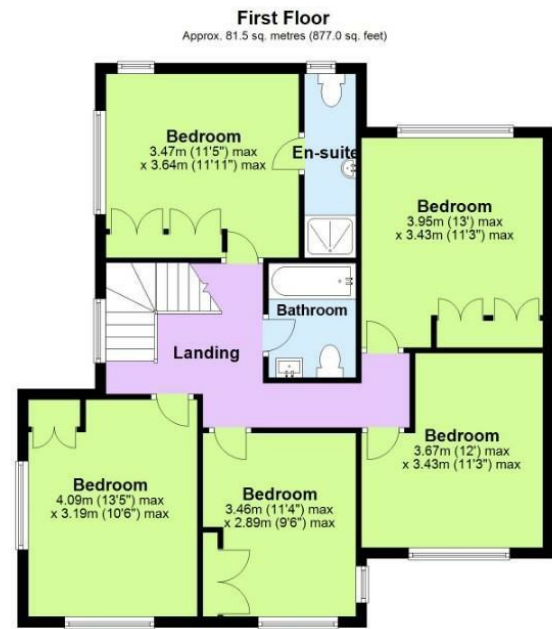
Much loved family FIVE BEDROOM detached home, that requires some upgrading, with ample flexible accommodation, set in a generous corner plot is located on Boundary Road and the sought after Musters Road.

Upon entering the property you are greeted by a hallway which provides access to the accommodation throughout. The dining kitchen includes a range of units, space for a table and chairs for up to 6-8 people and access to the conservatory. There are two versatile reception rooms as well as a home office which is ideal for those who work from home. Lastly, there is a separate utility room and a ground floor WC.

To the first floor there are five double bedrooms which are complemented by a modern family bathroom with a three piece white suite including a bath with an overhead shower, WC and a wash basin. The main bedroom benefits from an en-suite shower room/WC.

Outside, there is a generous rear garden which surrounds the majority of the property. It comprises of mature shrubs, lawn, pond and patio area which is great for garden furniture. To the front there is a tandem driveway providing off-street parking. Amenities nearby include well-regarded schools, frequent transport links and local shops.





Total area: approx. 185.1 sq. metres (1992.7 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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**

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