



12 Garsdale Close

Gamston | NG2 6QB | Guide Price £290,000 - £300,000

ROYSTON  
& LUND

- Guide Price Range £290,000 - £300,000
- Good-Sized Lounge
- \* Agency Note - Photographs Taken Before Current Tenancy Period \*
- New Baxi Combi Boiler With 10 Year Warranty
- Freehold - EPC Rating C
- Semi-Detached House In A Cul-de-Sac
- Three Bedrooms
- Rear Garden - Garage & Driveway
- Fully Boarded Loft With Ladder
- Council Tax Band C







**\*\*NO CHAIN\*\*** Guide Price Range £290,000 - £300,000

Royston & Lund are pleased to present this well-presented three bedroomed townhouse located at the end of a quiet cul-de-sac in Gamston. The amenities nearby include easy access to West Bridgford town centre, and Grantham canal offering excellent walks, and also lies within favoured school catchment area.

Upon entering the property you are greeted by the hall which provides access into the lounge. The lounge is a nicely-sized room and includes stairs to the first floor. The kitchen includes a modern range of units and a back door into the garden.

To the first floor the three bedrooms are complemented nicely by the bathroom which consists of a three piece white suite.

Outside, there is a driveway to the front which offers off road parking for cars and also leads to a single integral garage. To the rear there is a fairly low maintenance rear garden with fenced boundaries.

\* Please note - photos were taken prior the current tenant \*



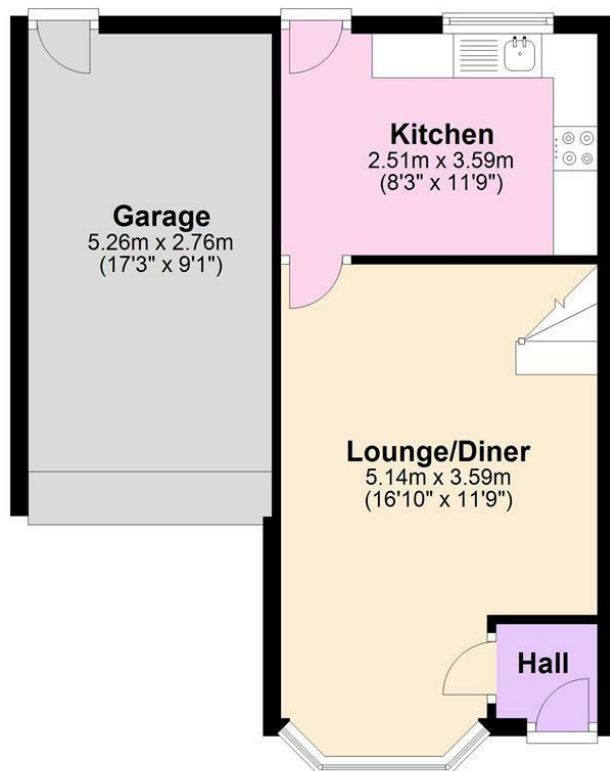


### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

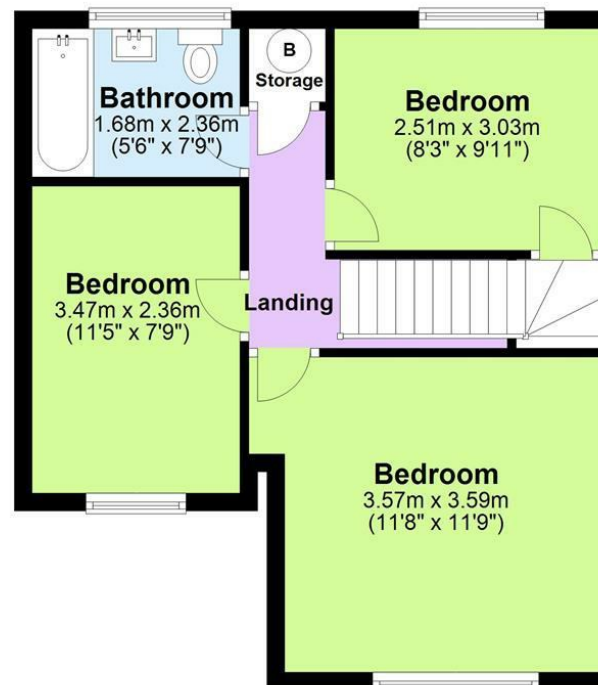
### Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 84.2 sq. metres (905.8 sq. feet)

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**