



159 Boxley Drive

West Bridgford | NG2 7HA | Price Guide £250,000

ROYSTON
& LUND

- End-Terraced House
- Three Bedrooms
- Kitchen/Diner
- Outdoor Storage Building
- Freehold - EPC Rating D
- Situated In West Bridgford
- Good-Sized Lounge
- D/S WC - Bathroom
- Low Maintenance Front & Rear Garden
- Guide Price £250,000-£260,000



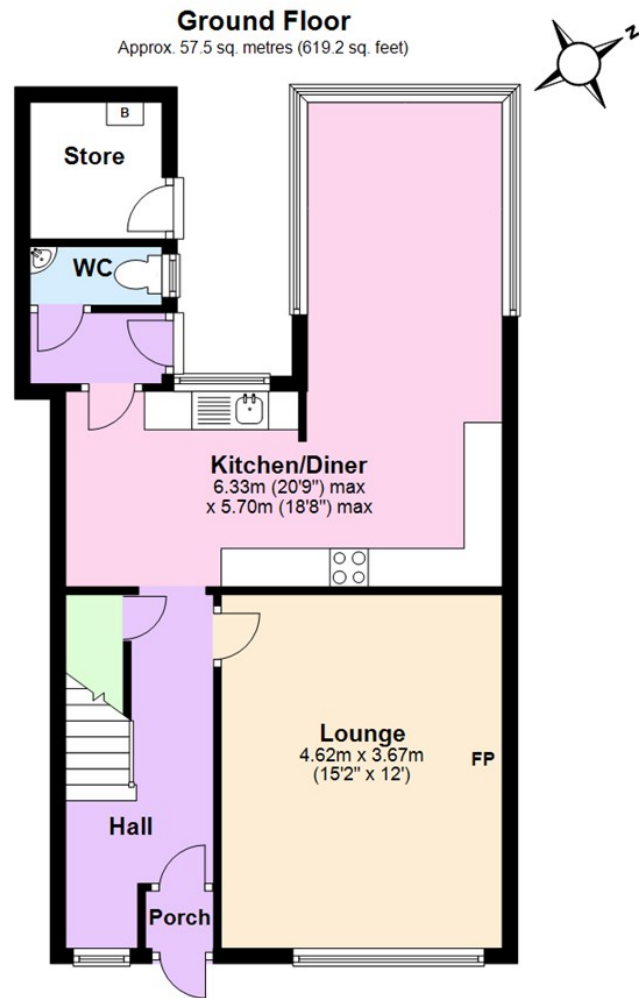


Royston & Lund are pleased to present this end-terraced house situated in a popular residential location in West Bridgford. The property is situated within easy access of amenities including excellent schooling, local shops and commuting links via the A52.



In brief, the property comprises of a spacious entrance hall, good-sized lounge, kitchen/diner with integrated appliances, three bedrooms and a bathroom with a three piece white suite. There is also the benefit of a convenient ground floor WC.

Outside, the front and rear gardens are both low maintenance. The rear garden provides access to an outdoor storage building which houses the boiler and also benefits from electricity.



Total area: approx. 99.0 sq. metres (1065.4 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) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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