



121 Eltham Road

West Bridgford | NG2 5JX | Guide Price £355,000

ROYSTON
& LUND

- Guide Price Range £355,000 - £365,000
- Three Bedrooms
- Off Street Parking
- Catchment for Popular Local Schools
- EPC Rating D
- Semi-Detached Home - Bay Fronted
- Lounge & Kitchen/Diner
- Walking Distance to Central Avenue
- Freehold
- Council Tax Band C





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Royston and Lund are pleased to bring to the market this conveniently located three bedroom semi-detached home in West Bridgford. Situated just a short walk from Central Avenue, this home has off street parking and is located within catchment area for highly sought after schools.



In brief the property comprises an entrance hallway, a bay fronted lounge, a kitchen diner with an integrated oven, hob and extractor fan and a conservatory to the rear. To the first floor there are two double bedrooms, one single bedroom and a recently fitted modern bathroom consisting of a bath with shower overhead, WC and wash basin.

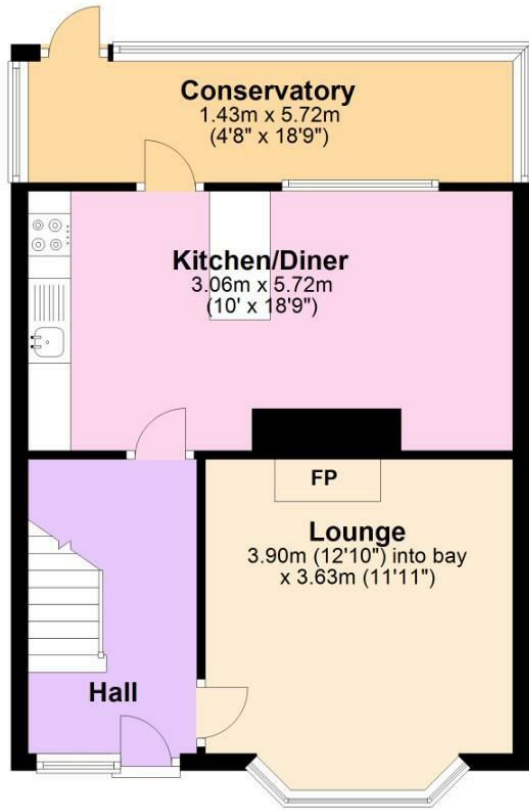
To the front of the property there is a driveway and secure gated access down the side. towards the rear of the property there is a lawned garden with mature shrubs, two sheds and fenced boundaries.



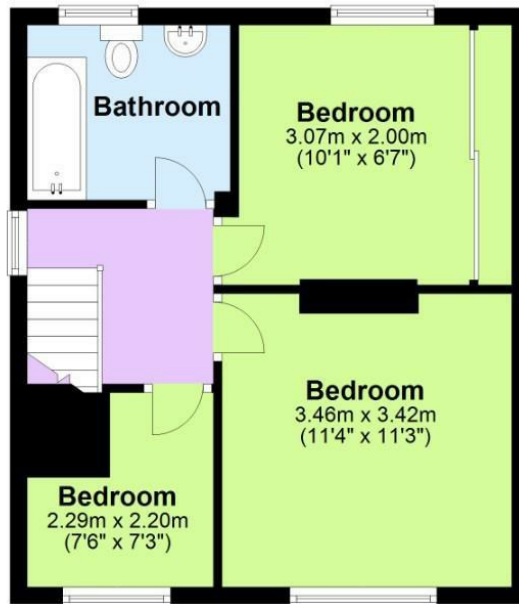
EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 63 | |
| (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 (CO ₂) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor
Approx. 47.0 sq. metres (506.3 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 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.

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