



26 David Grove

Beeston | NG9 3AF | Asking Price £185,000

ROYSTON
& LUND

- Semi-Detached Home
- Two Bedrooms
- Lounge & Kitchen Diner
- Good Transport Links For A52
- Good Access to City Centre
- Potential to Add Value
- Ideal First Home
- Freehold
- EPC Rating TBC
- Council Tax Band B



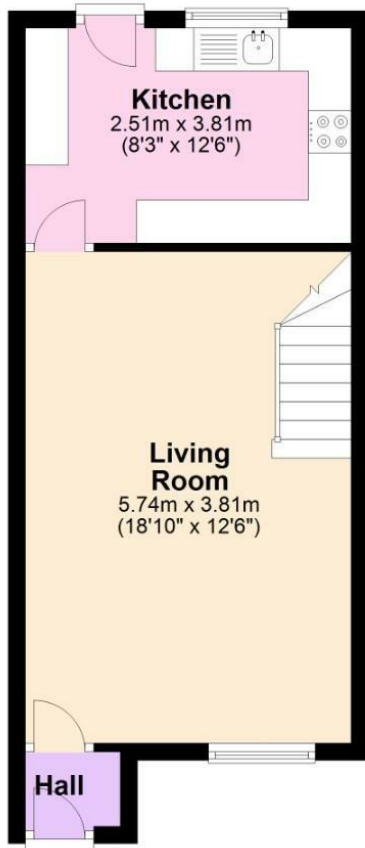


PUBLIC NOTICE: 26 David Grove, NG9 3AF- We are in receipt of an offer of £185,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

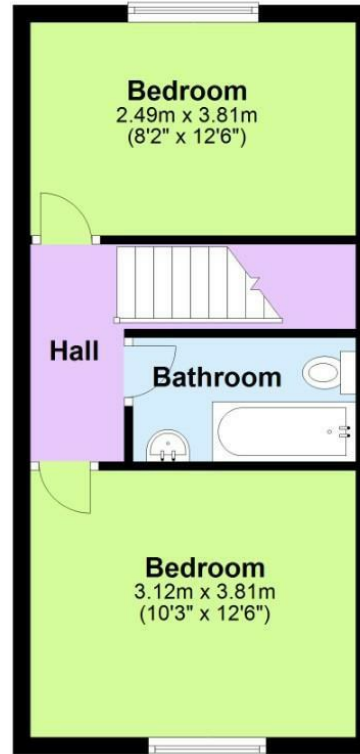
Royston and Lund are pleased to offer to the market this two bedroom semi-detached home in Beeston. This home would make an ideal first home and offers a buyer scope to add value. Situated just a stone's throw away from Wollaton Park and with fantastic transport links for the A52 and the City Centre.

In brief the property comprises a lounge with stairs to the first floor and a kitchen diner at the rear. To the first floor there are two bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Towards the rear there is a low maintenance tiered garden with block paving, hedges and fenced boundaries.

Ground Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



First Floor
Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.5 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

England & Wales 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND