



21 Bampton Court

Gamston | NG2 6PA | Guide Price £295,000

ROYSTON
& LUND

- Guide Price Range £295,000 - £315,000
- Three Bedrooms
- Kitchen + Utility
- No Upward Chain
- EPC Rating D
- Detached Home
- Open Plan Living
- Ample Off Street Parking
- Freehold
- Council Tax Band D





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Royston and Lund are delighted to offer to the market this three bedroom detached home in Gamston Village that is sold with no upward chain. The property benefits from a loft area that offers extra living space and is conveniently situated for easy access to West Bridgford and the A52.

In brief the ground floor comprises an entrance hall with downstairs WC, a living area with door leading to stairs & garden and a kitchen area that had a range of integrated appliances including an oven, hob, extractor fan and a dishwasher, with a separate utility room and storage.

To the first floor there are two well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also benefits from an en-suite and built in storage. To the second floor there is a further double bedroom with living/dressing area.

To the front of the property there is ample off street parking and an external store. To the rear there is an enclosed garden with a decking, lawn and fenced boundaries.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(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

First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



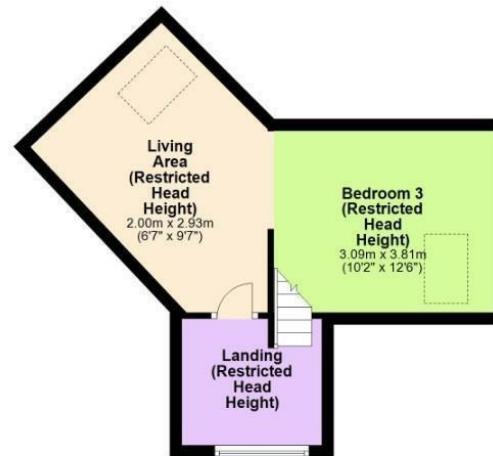
Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx 103.1sq. metres (1,109 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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