



13 Abingdon Road

West Bridgford | NG2 5JR | Guide Price £425,000

ROYSTON
& LUND

- Four bedroom semi-detached
- Two reception rooms
- Bathroom and ensuite to main bedroom
- Cast iron fireplaces throughout
- EPC: TBC - Freehold
- Immaculately presented
- Modern kitchen
- Resin driveway & block paved patio
- South facing garden
- Council tax band C





Guide Price £425,000-£440,000

A stunning four bedroom semi-detached home in West Bridgford that has been fully renovated to a high standard which features cast iron fireplaces throughout, benefits from an en-suite to the main bedroom and a resin driveway to the front providing off-street parking.

The property briefly comprises an entrance hall, lounge with bay window and feature fireplace, a dining room again with feature fireplace and a modern kitchen. On the first floor are two double bedrooms and one single bedroom with cast iron fireplaces in the single bedroom & front double bedroom and a family bathroom. To the second floor is the main bedroom that has built in storage and an en-suite shower room.

Outside there is a resin driveway to the front with secure gated access down the side and a south facing garden to the rear with block paved patio.

The property sits within walking distance of West Bridgford town centre where you can find a wealth of local amenities and also has some fantastic schools in the local vicinity.



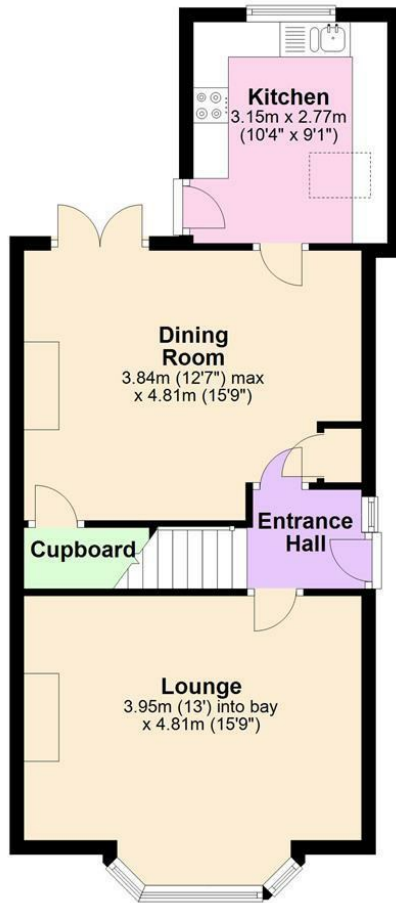


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(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	

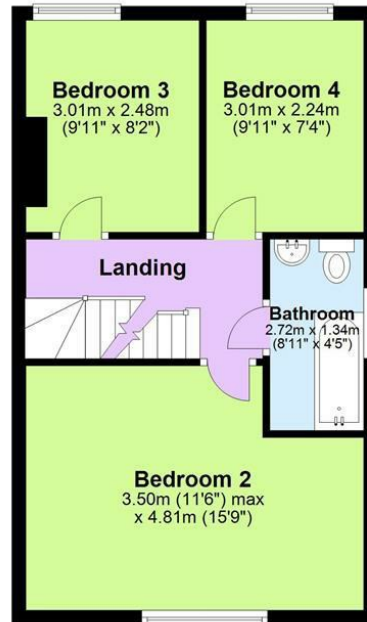
Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



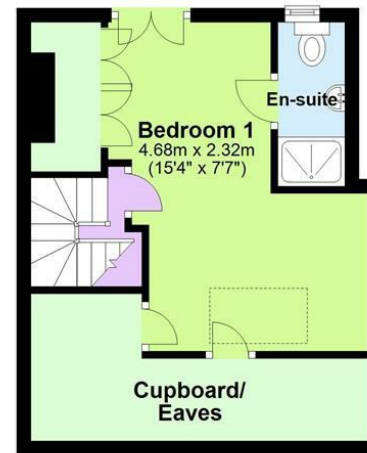
First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Second Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 118.9 sq. metres (1280.2 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.

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