



51 Greenacre

Edwalton | NG12 4BD | Guide Price £285,000 - £310,000

ROYSTON
& LUND

- Guide Price Range £285,000 - £295,000
- Three Bedrooms
- Large Kitchen/Diner
- Generous Plot
- Freehold - EPC Rating TBC
- Charming Semi-Detached House
- South Facing Rear Garden
- Modern Bathroom/WC
- No Chain
- Council Tax Band B





NO CHAIN

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Royston and Lund are proud to present this charming three bedroom semi-detached house nestled in the heart of Edwalton. Boasting a seamless blend of comfort and convenience, this property is an ideal family home. Conveniently located just a stone's throw away from the local shops in the vibrant village center, this home also falls within the catchment area of esteemed local schools. Additionally, it is within close proximity of frequent bus routes to the city centre.

Upon entering, you are greeted by an inviting entrance hallway which provides access to the property over both levels. The lounge is a nicely-sized room with patio doors into the rear garden. The kitchen/diner is equipped with a range of units, countertops and newly fitted Baxi boiler.

Ascending to the upper floor, you will find two generously sized double bedrooms alongside a larger than average sized single bedroom. The bedrooms are complemented by the modern bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a pedestal wash basin.

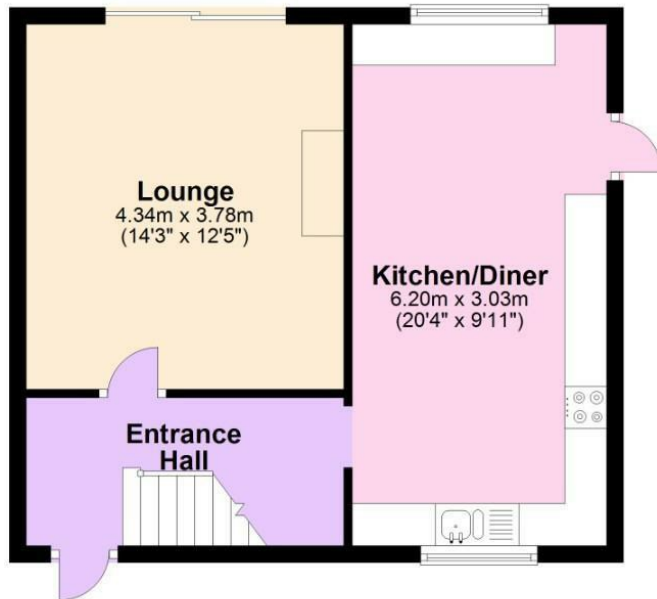
Outside, to the front there is a tarmacked driveway which provides off-street parking for multiple cars. To the rear there is a well-maintained, south facing garden including a patio area and a lawn space.





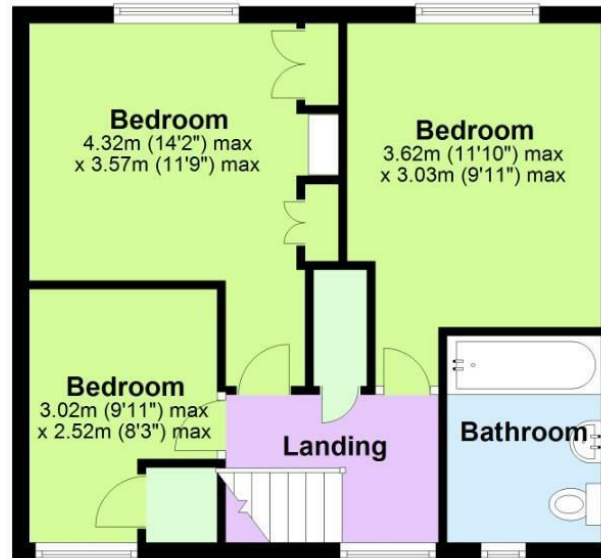
Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 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			78
(69-80) C			
(55-68) D		55	
(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	

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