



**FOR SALE**  
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16 Collington Way

West Bridgford | NG2 7LR | Guide Price £285,000

**ROYSTON  
& LUND**

- Guide Price £285,000
- Cul-de-Sac Location
- L-Shaped Lounge/Dining Room
- Single Storey Living
- Freehold - EPC Rating D
- Detached Bungalow
- Two Double Bedrooms
- No Chain
- Low Maintenance Garden
- Council Tax Band D





Guide Price £285,000

Royston & Lund are pleased to present this charming detached bungalow situated within a sought after cul-de-sac location in West Bridgford. The amenities nearby include easy access to supermarkets, local shops and frequent transport links.

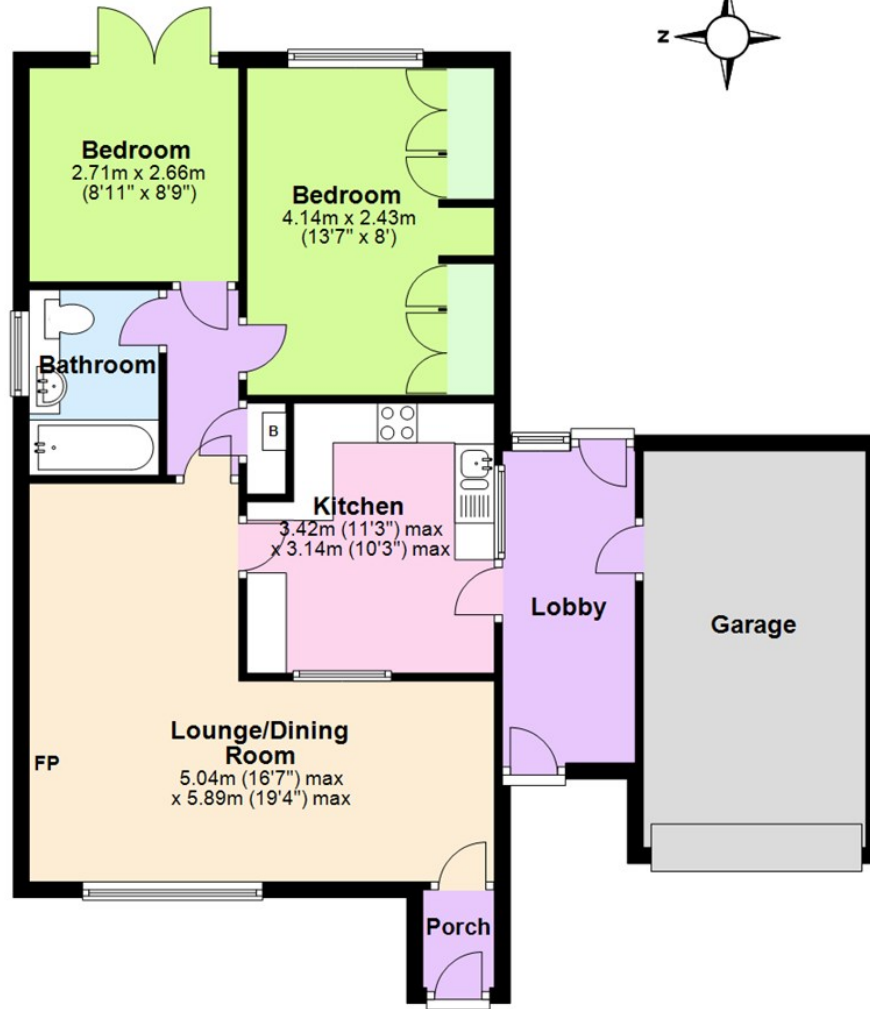
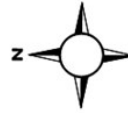


Upon entering the property through the porch you are greeted by the spacious L-shaped lounge/dining room which includes a fireplace and a front facing window. The kitchen includes a range of units which provides ample storage. There are two double bedrooms which are complemented by the bathroom which includes a three piece white suite consisting of a bath with an overhead shower, WC and wash basin.

From the front there is a second form of access to the property via a lobby space. Within the lobby you can gain access to the garden and internal access to the garage. To the rear there is a low maintenance garden which includes patio and various plants/shrubs. Lastly, to the front there is a driveway providing off-street parking.

### Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



Total area: approx. 68.9 sq. metres (742.1 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.

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.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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