



64 Waddington Drive

West Bridgford | NG2 7GX | Guide Price £365,000

ROYSTON
& LUND

- Good Size Plot
- Driveway and Garage
- Downstairs WC
- Catchment for Highly Sought After Schools
- EPC Rating D, Freehold
- Detached Three Bedrooms
- Front and Rear Gardens
- Guide Price £365,000 - £375,000
- Freehold
- Council Tax Band D





Guide Price - £365,000 - £375,000

Royston and Lund are pleased to bring to the market this well appointed three bedroom detached family home in the highly sought after area of West Bridgford. The property benefits from off street parking with both a double driveway and a garage and is located within catchment area for highly sought after schools.

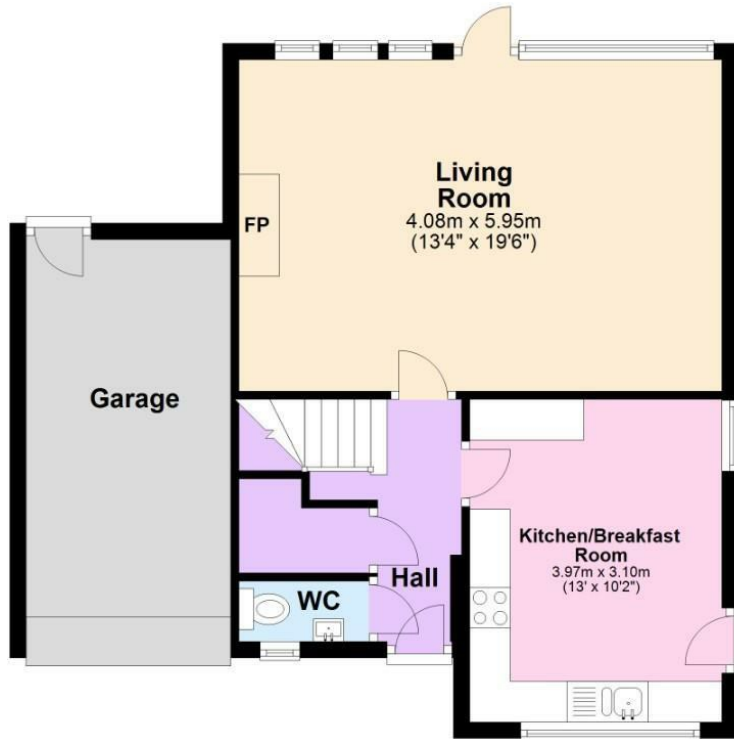


Entering into the hallway that benefits from a clocks cupboard and a downstairs WC, there is access into the lounge, kitchen and stairs to the first floor. The kitchen benefits from a range of integrated appliances including a fridge/freezer, microwave, extractor fan, washing machine and a dishwasher. To the first floor there is a balcony accessed from the landing, two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

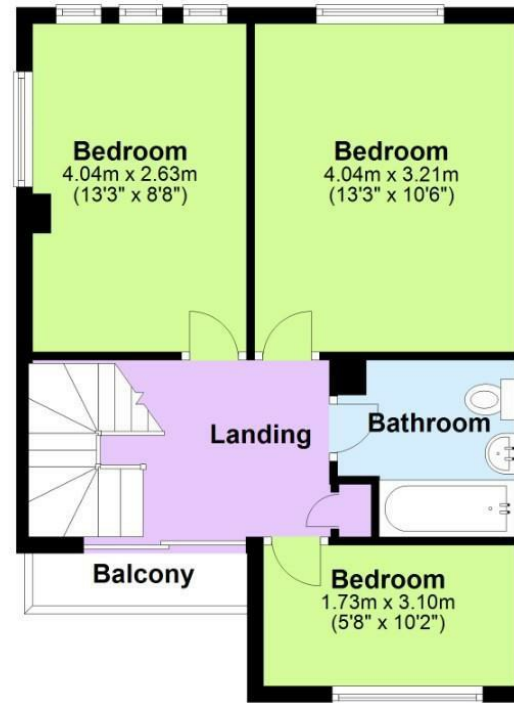
Towards the rear of the property there is an enclosed garden with a patio that runs the full width of the property, lawn, mature shrubs, trees and a fenced boundaries.



Ground Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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 | |

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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& LUND**