



17 Woodpecker Close

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

ROYSTON
& LUND

- Guide Price Range £285,000 - £300,000
- Two Double Bedroom Semi-Detached
- Two Allocated Parking Bays
- Downstairs WC
- Immaculately Presented
- Built in Storage Throughout
- South West Facing Garden
- Freehold - Monthly Estate Charge £34.16
- EPC Rating B
- Council Tax Band B





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Royston and Lund are delighted to offer to the market this well positioned two double bedroom semi-detached home on a modern development in West Bridgford. Built in 2019 and still under NHBC guarantee, this immaculately presented property would make an ideal first home and is ready to move into. There are two allocated parking bay in front and there is fantastic transport links into West Bridgford & City Centre.

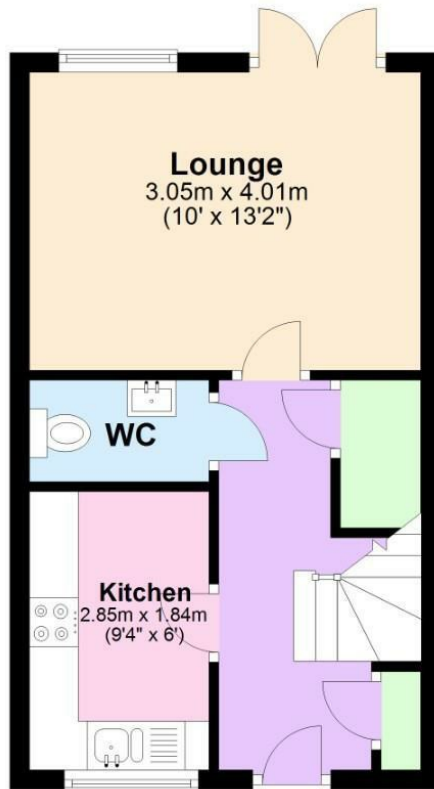


Entering into the hallway that benefits from a downstairs WC and built in storage, there is access to the lounge/diner, kitchen and stairs to the first floor. The kitchen benefits from a range of fully integrated appliances including an oven, hob, extractor fan, fridge/freezer, dishwasher and a washing machine. To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, Wc and wash basin. There is also built in storage in the second bedroom. To the rear of the property there is a south west facing garden with a patio area, lawn, mature shrubs and fenced boundaries.

Monthly Estate Charge £34.16

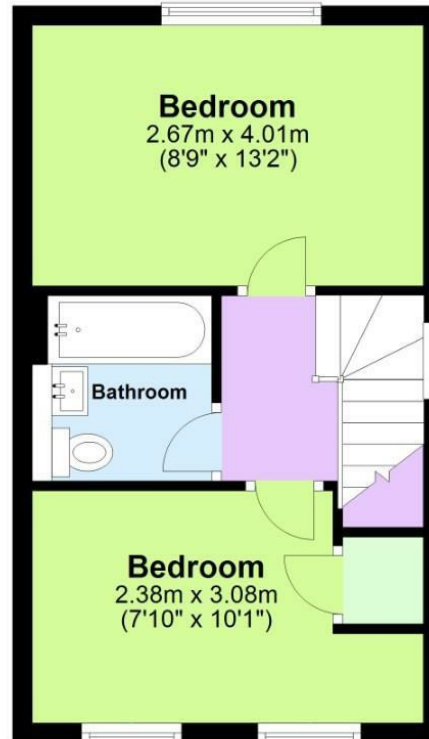
Ground Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 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			97
(81-91) B		83	
(69-80) C			
(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 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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