



6 Nearsby Drive

West Bridgford | NG2 6LB | Guide Price £320,000

ROYSTON  
& LUND

- Guide Price £320,000 - £330,000
- Fully Refurbished End Terrace
- Off Street Parking
- Open Plan Living
- Close to Central Avenue
- Catchment For Popular Local Schools
- Converted Garage
- Freehold
- EPC Rating C
- Council Tax Band B





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Royston and Lund are delighted to offer to the market this completely refurbished three bedroom end-terrace in West Bridgford. The property benefits from off street parking to the front and is situated only a stone's throw away from Central Avenue where you can find a whole host of amenities including shops, bars, restaurants, coffee shops, supermarkets and bars. The property also sits within catchment area for highly sought after local schools.

The ground floor consists of a small hallway that benefits from a downstairs WC, an open plan kitchen/dining/living room that has a fully integrated kitchen and a converted garage that has been turned into extra living space. The kitchen area benefits from an integrated oven, hob, extractor fan, dishwasher and a fridge/freezer with space for further freestanding appliances.

To the first floor there is built in storage over the landing, three well proportioned bedrooms that all have built in storage and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the rear of the property there is a lawned garden with a seating area and fenced boundaries.



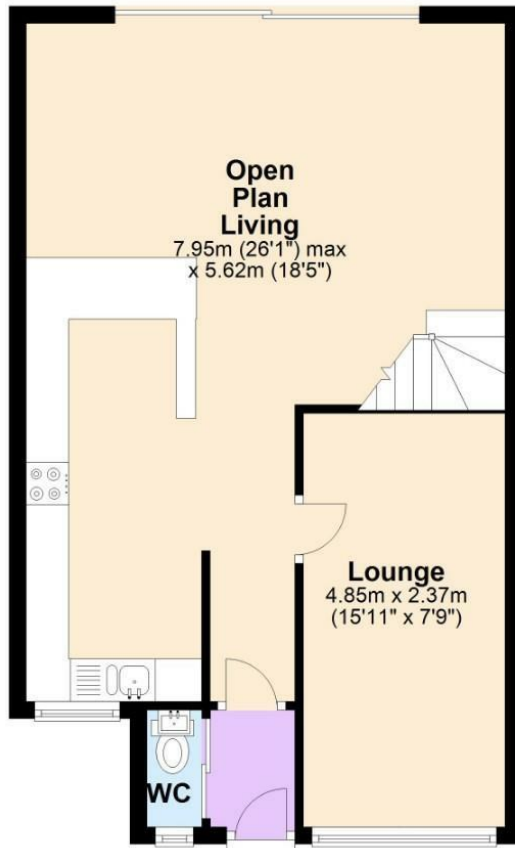


### EPC

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>85</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | <b>69</b>               |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

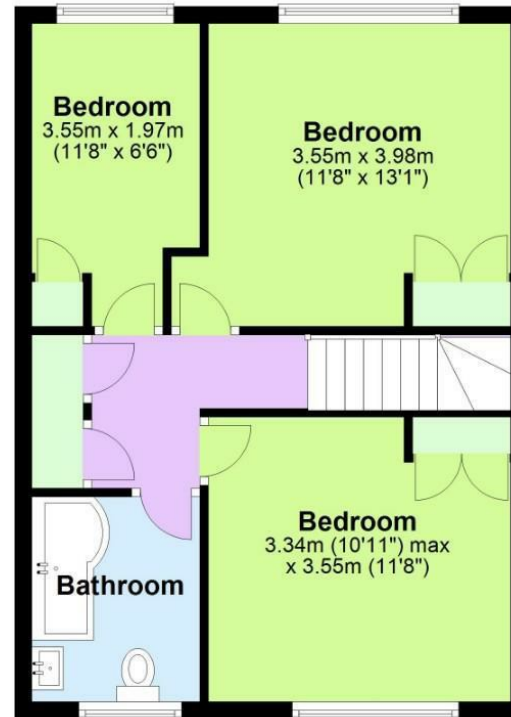
### Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



### First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 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.

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