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& L

19 Esk Hause Close

West Bridgford | NG2 6SG | Guide Price £350,000 - £400,000

ROYSTON
& LUND

- Guide Price £350,000 - £365,000
- Three Well-Proportioned Bedrooms
- Family Bathroom and En-Suite
- Well-Maintained South Easterly Facing Rear Garden
- Freehold - EPC Rating C
- Detached Family Home
- Spacious Lounge with Open plan Dining Space
- Modern Kitchen with Downstairs WC
- Driveway Leads To A Garage
- Council Tax Band D





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Royston & Lund are thrilled to introduce this 3 bedroom detached family home located in the highly coveted area of the Gamston/West Bridgford border. The property is within close proximity of excellent amenities. The amenities include easy access to a Morrisons superstore, charming local pubs, frequent bus routes, and convenient links to both West Bridgford and Nottingham city centre.

Upon stepping into this immaculate property, you'll be welcomed by the hallway, granting access to both floors. The spacious lounge/dining room stretches across the property, offering dual aspect views that fill the room with abundant natural light. The modern kitchen features a convenient understairs storage cupboard, a variety of units which provides ample store and integrated appliances. Additionally, the ground floor benefits from a WC.

Upstairs, discover three generously sized bedrooms. The primary bedroom includes a dressing area and an en-suite shower room/WC. The remaining two bedrooms are served by the family bathroom, awaiting modernisation yet brimming with potential.

Outside, a driveway for two vehicles leads to an integral garage. The rear of the property boasts a meticulously maintained enclosed garden which is testament to the current owners. Complete with a patio, lawn, and an array of plants and shrubs.



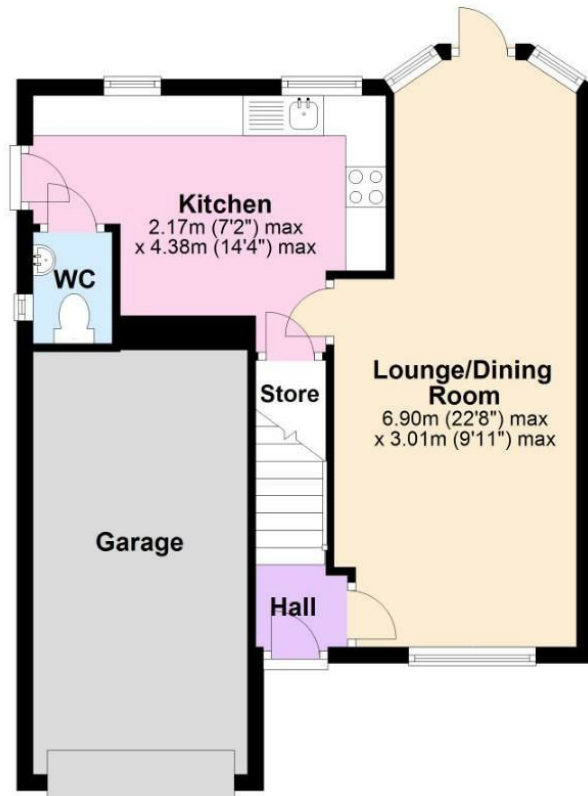


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(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	

Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 93.4 sq. metres (1005.3 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.

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