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20 Grange Park

West Bridgford | NG2 6HW | Guide Price £450,000 - £475,000

ROYSTON
& LUND

- Guide Price Range £450,000 - £475,000
- Scope To Extend SSTP
- Lounge/Dining Room
- Generous Garden
- Freehold - EPC Rating D
- Detached Family Home
- Four Double Bedrooms
- D/S WC - Bathroom
- Driveway Leading To A Garage
- Council Tax Band E





Guide Price Range £450,000 - £475,000 ~NO CHAIN~

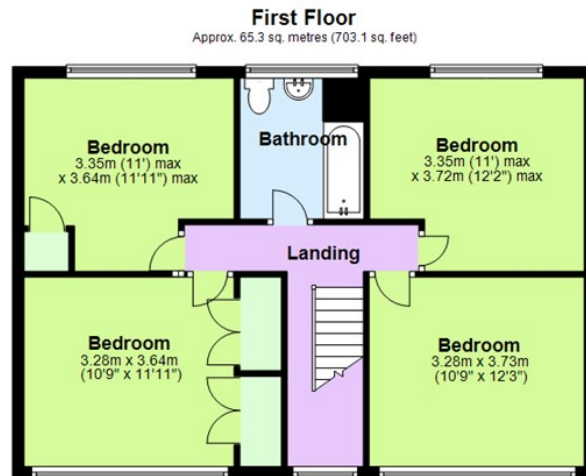
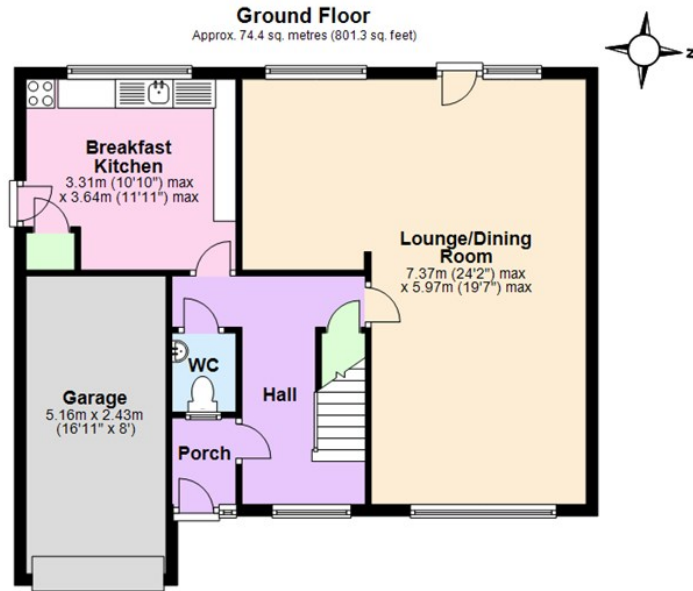
Royston & Lund are pleased to present this detached house situated within a cul-de-sac in the ever popular location of West Bridgford. The amenities nearby include Alford Road park, well-regarded schools, Edwalton Golf Course and local shops, pubs and restaurants. The property requires modernisation throughout but boasts potential in every room!



Upon entering the property through the porch you're greeted by the entrance hall which provides access to the accommodation throughout including a ground floor WC. The lounge/dining room is a nicely-sized L shape reception room which includes windows to the front and rear elevation which flood the room with natural light. Lastly, the breakfast kitchen includes a range of units which provide ample storage.

To the first floor there are four double bedrooms. The bedrooms are complemented nicely by the bathroom which includes a three piece suite including a WC, wash basin and a bath with an overhead shower.

Outside, there is a generous sized rear garden which has been well-maintained and includes plants/shrubs, lawn and a patio space which is great for garden furniture. To the front there is a front garden and a driveway leading to an integral garage.



Total area: approx. 139.8 sq. metres (1504.4 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		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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