



40 Northwold Avenue

West Bridgford | NG2 7JD | Guide Price £240,000

**ROYSTON
& LUND**

- Guide Price Range £240,000
- Well Presented Two Bedroom Mid-Terrace
- Lounge & Kitchen/Diner
- Off Street Parking & Single Garage
- Ideal First Home / Buy to Let
- Close To Local Amenities
- 0.8 Miles from Central Avenue
- Freehold
- EPC Rating C
- Council Tax Band B





Royston and Lund are delighted to bring to the market this conveniently located two bedroom terrace home in West Bridgford. The property is well presented throughout and is situated within close proximity of amenities within the local vicinity and within walking distance of Central Avenue where you can find bars, coffee shops, restaurants, pubs, supermarket and independent shops.



Entering into the hallway there is access into the lounge and stairs to the first floor. The lounge allows access through to the kitchen/diner at the rear that benefits from an integrated oven, hob and extractor fan with space for further freestanding appliances. To the first floor there is a double bedroom with built in storage, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, Wc and wash basin. To the rear there is a south facing lawned garden with fenced boundaries and secure gated access to a shared passage that leads to a single garage.

Walking distance to amenities including gyms, leisure facilities, sports clubs, parks and supermarkets. Highly regarded catchment area for both primary and secondary schools. The property has UPVC double glazing and gas central heating.



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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

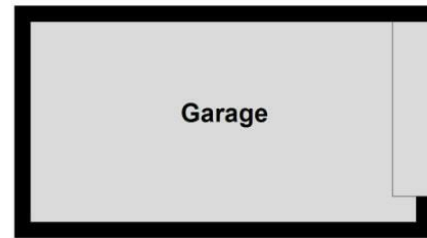
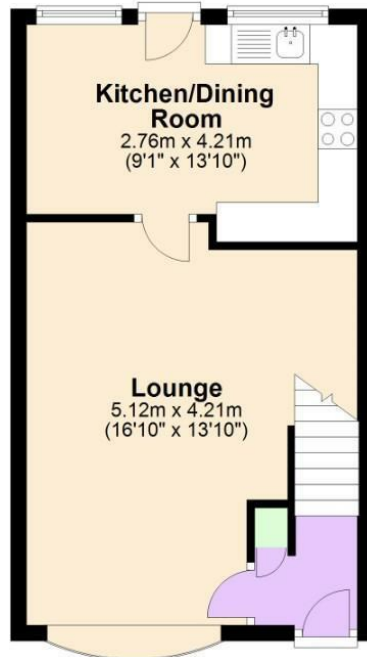
Environmental Impact (CO₂) Rating

| | 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

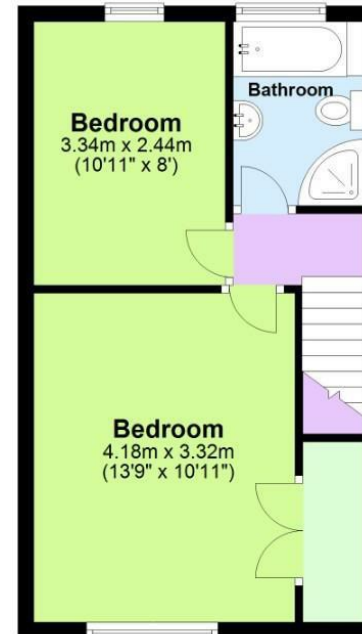
Ground Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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