



Elm Bungalow Elm Tree Avenue

West Bridgford | NG2 7JU | Guide Price £360,000 - £375,000

ROYSTON
& LUND

- Guide Price Range £360,000
- Modern Throughout
- Amenities Nearby
- Lovely Garden
- Freehold - EPC Rating D
- Detached Bungalow
- 2 Years Guarantee Left On Boiler
- Two Double Bedrooms
- Driveway
- Council Tax Band C





Royston & Lund are pleased to present this charming detached bungalow located in a peaceful residential area of West Bridgford. This delightful property boasts amenities on the doorstep including local shops, GP and frequent transport links to the surrounding areas.

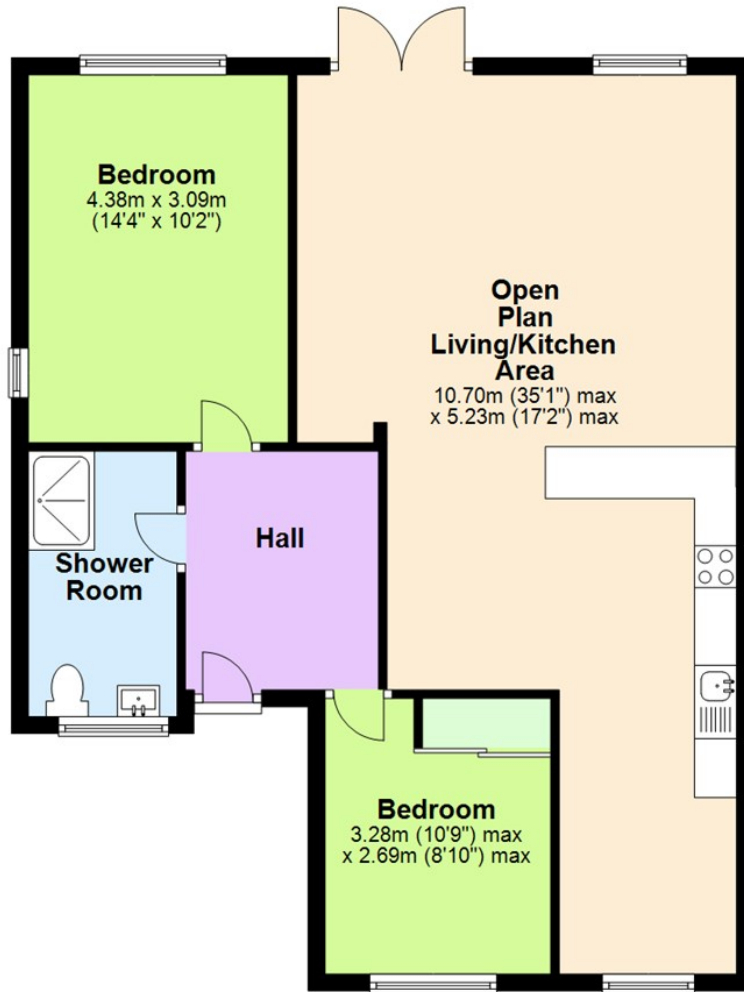
As you step inside, you'll be greeted by the hallway which provides access to the property throughout. The stunning open plan living and kitchen area that spans an impressive 35 feet in length. The spacious layout offers endless possibilities for creating your ideal living space. The kitchen features a range of units which provide ample store as well as integrated appliances.

This property also features two generously sized double bedrooms, providing ample space. The bedrooms are complemented by the stylish shower room/WC

Outside, you'll find a well-maintained enclosed garden. This garden provides the perfect setting for relaxation and includes a patio, lawn and various plants/shrubs. The property also includes a driveway ensuring convenient parking options for you and your visitors.



Ground Floor
Approx. 78.8 sq. metres (848.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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

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