



18 Epperstone Road

West Bridgford | NG2 7QF | Guide Price £450,000 - £475,000

ROYSTON  
& LUND

- Guide Price Range £450,000 - £475,000
- Original Features Throughout
- Cellar Providing Store
- Requiring Modernisation
- EPC Rating E - Freehold
- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Short Walk From Central Avenue Which Includes Amenities
- Council Tax Band C





Guide Price Range £450,000 - £475,000 \*No Chain\*

Royston & Lund are pleased to present this charming three-storey Victorian semi-detached house located on Epperstone Road in the sought-after area of West Bridgford. This property offers a fantastic opportunity for those looking to create their dream home. It is within close proximity of excellent amenities including being a short walk away from Central Avenue which benefits from supermarkets, local shops and frequent transport links. It is also nearby to well-regarded schools.

Upon entering you are greeted by the hallway which provides access to the accommodation throughout. There are two spacious reception rooms that currently act as a lounge and a dining/sitting room. The property boasts original features throughout, adding character.

With four double bedrooms, there is plenty of room for a growing family or for those in need of extra space. The bedrooms are complemented by a bathroom which has a separate WC.

Outside, the property also features a good-sized rear garden which consists of a patio area and a well-maintained lawn space.

Although the house requires modernisation throughout, this presents an exciting opportunity for the new owners to put their own stamp on the property and create a truly unique living space tailored to their tastes and preferences.





### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</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	



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.

**ROYSTON & LUND**