



9 Ferriby Terrace

Meadows | NG2 2FH | Guide Price £215,000 - £230,000

ROYSTON
& LUND

- Guide Price Range £215,000 - £230,000
- Perfect For First Time Buyers
- Two Reception Rooms
- Nearby To Amenities
- EPC Rating TBC
- Mid Terraced House
- South Facing Garden
- Three Bedrooms
- Freehold
- Council Tax Band A





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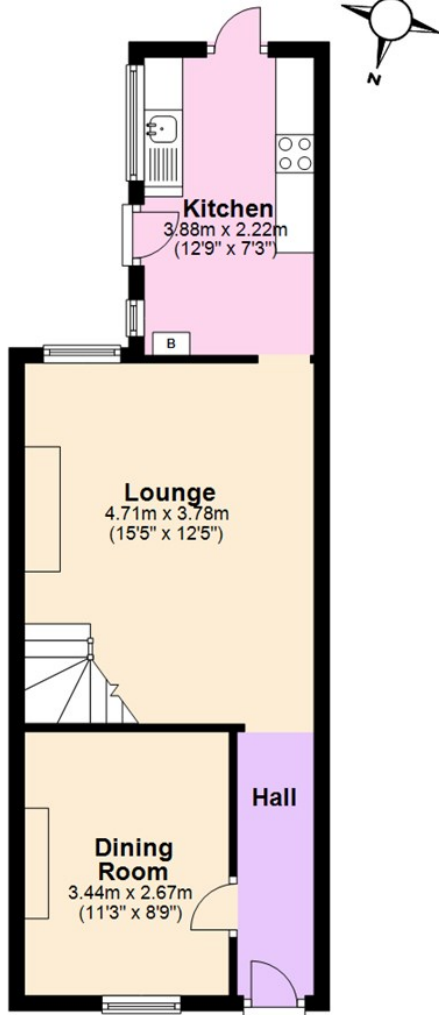
Royston & Lund are pleased to present this charming mid-terraced house nestled in a peaceful cul-de-sac location in the ever popular Meadows location. Situated near the picturesque River Trent, this home offers an array of amenities on the doorstep including easy access to surrounding areas, tram/bus links and local shops.



This delightful property boasts two reception rooms and a modern kitchen with a range of fitted units providing ample storage. With three cosy bedrooms to the first floor, there's plenty of space throughout. The bedrooms are complemented by the bathroom which includes a three piece white suite.

Outside, there is a fairly low maintenance, enclosed rear garden. The garden is south facing so it benefits from natural lighting throughout the day.

Ground Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor
Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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		
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