



R
&L

23 Edward Road

West Bridgford | NG2 5GE | Guide Price £650,000

ROYSTON
& LUND

- Detached Family Home
- Prime Location
- Four Good-Sized Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Family Bathroom
- Generous Rear Garden
- West Bridgford Town Centre A Short Walk Away
- Freehold - EPC Rating D
- Council Tax Band E





Royston & Lund are pleased to present to this charming mock Tudor detached house located on Edward Road in the sought-after area of West Bridgford. This traditional property exudes charms as it boasts characterful features throughout. Situated in a prime location, this house provides easy access to local amenities on Central Avenue, well-regarded schools, and green spaces with Bridgford Park being a short walk away.



Upon entering the property you are greeted by the stunning entrance hall which provides access to the property over both floors. The property comprises three spacious reception rooms; dining/sitting room, lounge and an office/dining area. These rooms are perfect for entertaining guests and provide room for the family. Lastly, there is the breakfast kitchen which comes complete with fully fitted units and large larder units providing the ideal storage/pantry space.

To the first floor there are four well-proportioned bedrooms. The bedrooms are complemented by the family bathroom which consists of a three-piece white suite including a WC, bath with an overhead shower and a wash basin.

Outside, to the front the house offers parking space for one vehicle. To the rear there is a beautifully maintained garden space which includes a sheltered seating area, plants/shrubs, lawn and two patio spaces which is perfect for garden furniture.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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. 63.2 sq. metres (680.7 sq. feet)

First Floor
Approx. 68.0 sq. metres (731.5 sq. feet)

Total area: approx. 131.2 sq. metres (1412.2 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.

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