



145 Abbey Road

West Bridgford | NG2 5ND | Guide Price £425,000

ROYSTON  
& LUND



- Semi-Detached House In A Great Location
- Extended To The Rear
- Downstairs Shower Room + Family Bathroom
- Generous Plot
- Freehold - EPC Rating D
- Three Bedrooms + Converted Loft Space
- Two Reception Rooms
- Detached Garage & Driveway To The Rear
- Amenities Within Walking Distance
- Council Tax Band C







Royston & Lund are pleased to present this well-presented semi-detached house situated in West Bridgford. The property is extended to the rear and could be extended further subject to correct planning permissions. The amenities nearby include a short distance from Central Avenue, transport links and schools including Abbey Road Primary School and St Edmund Campion Catholic Primary School.

Entering into the property through the porch you are greeted by the entrance hall which gives access to the accommodation throughout. The first door on the right hand side provides access to the lounge which features a front facing bay window. The second reception is a formal dining space which is adjacent to the family breakfast kitchen. The family breakfast kitchen features a breakfast bar, integrated appliances, doors into the rear garden and vaulted ceilings benefitting from skylights. Lastly to the ground floor there is a convenient shower room/WC.

To the first floor there are three well-proportioned bedrooms; two doubles and a single. The bedrooms are complemented by the family bathroom which consists of a three piece white suite and also has a door to a separate utility space. The loft has also been converted which is ideal for storage. (This room can't be classed as a room due to the low ceiling height)

Outside, there are well-maintained front and rear gardens. The rear garden comprises of a decked area, lawn space, plants/shrubs and access to a detached garage. There is also a driveway for two cars which is accessed from Tewkesbury Close and includes an electric car charger.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>80</b>
	<b>57</b>	

#### England & Wales EU Directive 2002/91/EC

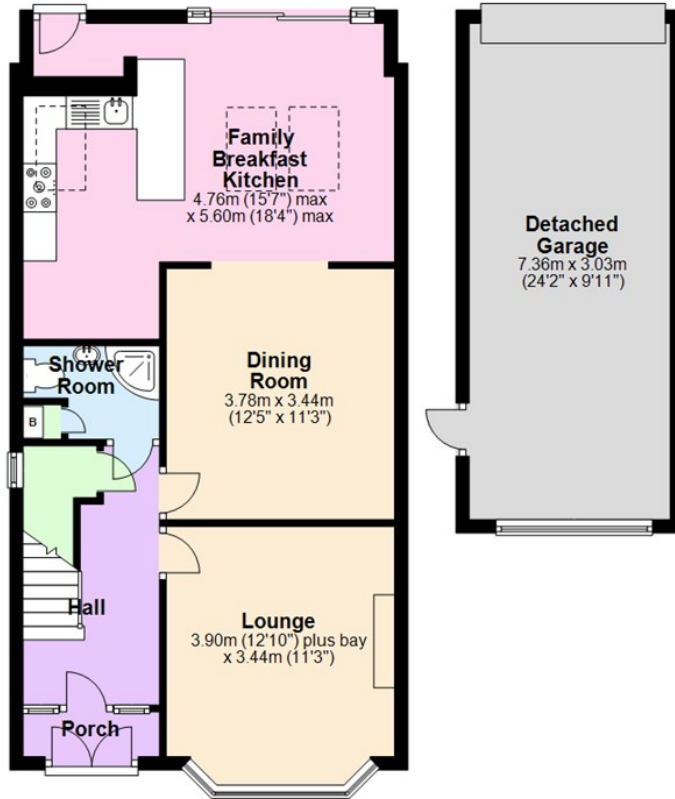
#### Environmental Impact (CO<sub>2</sub>) Rating

	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		

#### England & Wales EU Directive 2002/91/EC

### Ground Floor

Main area: approx. 62.0 sq. metres (667.3 sq. feet)  
Plus garage, approx. 22.3 sq. metres (240.0 sq. feet)



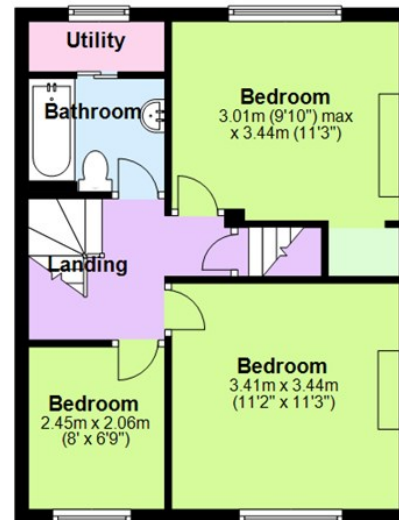
Main area: Approx. 123.5 sq. metres (1328.9 sq. feet)

Plus garage, approx. 22.3 sq. metres (240.0 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.

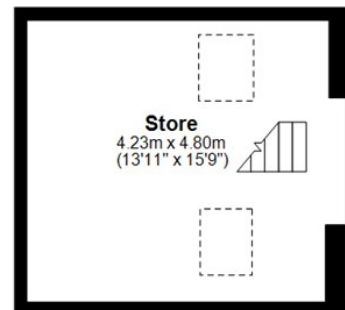
### First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



### Converted Loft Space

Approx. 20.3 sq. metres (218.7 sq. feet)



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**