



73 North Road

West Bridgford | NG2 7NG | Guide Price £695,000

ROYSTON  
& LUND

- Guide Price Range £695,000 - £735,000
- Four Bedrooms
- Three Reception Rooms
- Southerly Facing Rear Garden
- EPC Rating E - Freehold
- Detached Family Home
- Bay Windows to Front & Rear
- Cloakroom & Pantry
- Driveway & Garage
- Council Tax Band E





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Royston and Lund are delighted to offer to the market this truly stunning four bedroom detached family home in the heart of West Bridgford. This property maintains much of its period charm and has lovely bay windows to both the front and to the rear. Situated just a stone's throw away from Central Avenue and within catchment area for highly sought after schools. There is also off street parking and a single garage down the side.



Entering into the hallway that has original tiled flooring and stained glass windows, there is access into a cloakroom, all three reception rooms and stairs to the first floor. Both the lounge and sitting room have feature fireplaces and bay windows, whilst the dining room has an opening into the fitted kitchen and a door into the conservatory at the rear. To the first floor there are four well proportioned bedrooms and a bathroom consisting of a freestanding bath with shower overhead, wash basin and a separate WC.

At the rear of the property there is a generous southerly facing private landscaped garden. The patio runs the full width of the property, lawn, mature shrubs, trees and walled/fenced boundaries.



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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> <small>EU Directive 2002/91/EC</small>		

### Ground Floor

Approx. 95.2 sq. metres (1024.8 sq. feet)



### First Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



Total area: approx. 169.8 sq. metres (1828.1 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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