



5 Gresham Close

West Bridgford | NG2 7RQ | Guide Price £410,000

ROYSTON
& LUND

- Guide Price Range £410,000- £435,000
- No Upward Chain
- Potential To Add Value
- Three Bedrooms
- EPC Rating D - Freehold
- Detached Bungalow On Corner Plot
- Double Driveway & Double Garage
- Southerly Facing Rear Garden
- Kitchen + Utility Room
- Council Tax Band D





Guide Price Range £410,000- £435,000

Royston and Lund are delighted to offer to the market this well positioned three bedroom detached bungalow that sits on a lovely corner plot, in the highly sought after area of West Bridgford. Offered to the market with no upward chain, this property is ideally suited to someone looking to downsize and offers potential to add value too. There is off street parking at the rear for two cars, as well as a handy double detached garage.



Entering into the entrance hall that benefits from a cloaks cupboard, there is access into a generous lounge that features dual aspect windows and a gas fire. To the rear there is an opening into a separate dining space, a conservatory, a fitted kitchen and a separate utility room. From the lounge there is access to an inner hallway that has built in storage and access to the loft, there are three well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Off the main bedroom there are double doors into the garden and an en-suite shower room.

To the rear there is a southerly facing landscaped garden with a patio area, mature shrubs, trees and fenced/walled boundaries.



Main area: Approx. 96.3 sq. metres (1036.8 sq. feet)
Plus garages, approx. 26.2 sq. metres (282.0 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 		

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