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&L

47 Arkwright Walk

Meadows | NG2 2HW | Guide Price £255,000

ROYSTON
& LUND

- Offers Over £275,000
- Four Bedrooms
- Two Reception Rooms
- Located In The Meadows - Permit Parking
- EPC Rating C
- Semi-Detached House
- Downstairs WC - Family Bathroom
- Generous Private Rear Garden
- Freehold
- Council Tax Band A





Guide Price - £255,000 to £275,000

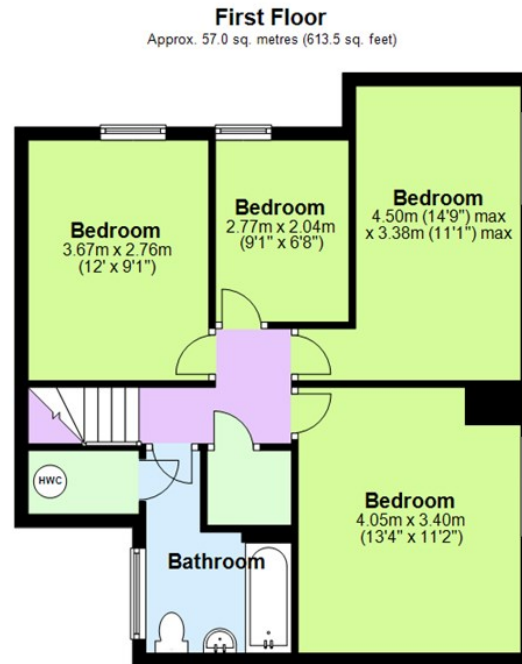
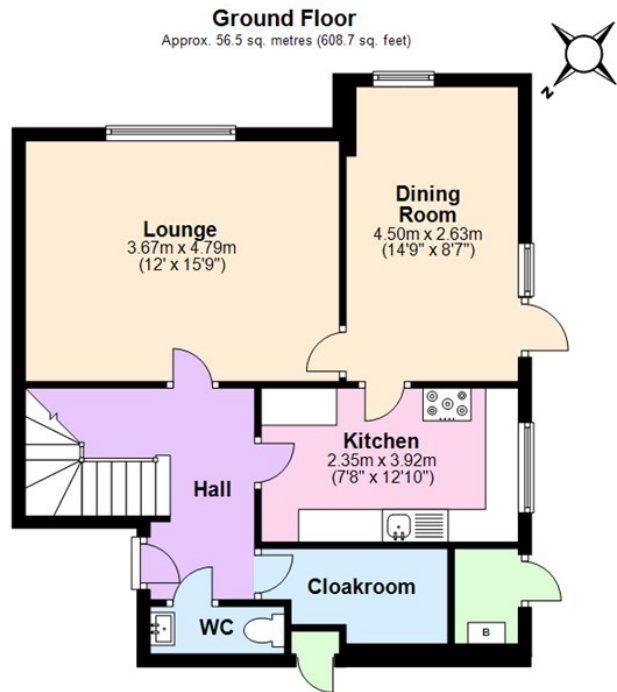
Royston & Lund are pleased to present this semi-detached house situated in The Meadows. The Meadows is an area of Nottingham close to the River Trent. The embankment is a 1¼ mile-long and provides excellent walks and provides easy access into West Bridgford and the city centre. The Meadows benefits from transport links, bus routes, close proximity to the train station, local shops and schools.



Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation over both floors including a cloakroom and a WC. The lounge is a nicely-sized reception room for the family and provides access to the second reception room; the dining room. Lastly, there is the kitchen which includes a range of units and a breakfast bar.

To the first floor you are greeted by the landing which provides access to four bedrooms and the family bathroom. The family bathroom includes a three piece white suite including a bath with an overhead shower, WC and a wash basin.

Outside, there is a generous wrap around walled garden which is enclosed and includes a lawn space. There is also the scope to extend subject to correct planning permissions.



Total area: approx. 113.5 sq. metres (1222.1 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.

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			
(81-91) B			83
(69-80) C		71	
(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 (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	

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