



65 Hallam Drive

Radcliffe-On-Trent | NG12 1DX | Guide Price £320,000

**ROYSTON  
& LUND**

- Guide Price £320,000
- Detached Family Home - Still Under NHBC Guarantee
- Three Bedrooms
- Driveway and Garage
- South Facing Rear Garden
- Integrated Kitchen
- Downstairs WC
- Close to Amenities & Train station
- EPC Rating B - Freehold
- Council Tax Band D





Guide Price Range £320,000 - South Facing rear Garden and balance of Builders Warranty.

Royston and Lund are pleased to bring to the market this well presented and recently built three bedroom detached family home in Radcliffe. Located just outside of the village centre where you can find a whole host of local amenities and within easy reach of the train station. This home benefits from a driveway long enough for two vehicles and has a garage towards the rear.



Entering into the hallway that benefits from a downstairs WC and built in storage, there is access to the lounge, kitchen diner and stairs to the first floor. The kitchen diner benefits from a range of integrated appliances including a fridge/freezer, oven, hob and extractor fan & space for a washing machine.

Upstairs there are three well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also benefits from built in wardrobes and an en-suite shower room.

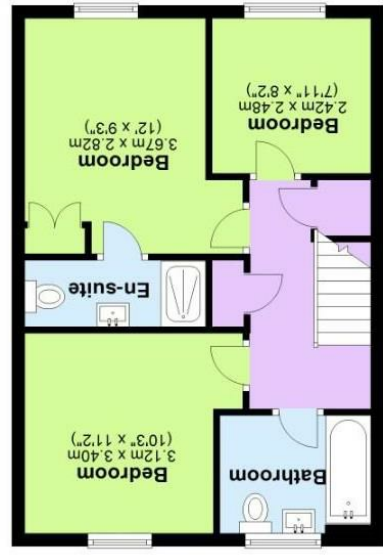
Towards the rear of the property there is a south facing garden with a patio that runs the full width of the property, lawn and fenced boundaries.

Please note there is an Estate Management Charge of approximately £ 170.00 per annum, please speak to your solicitor for further information

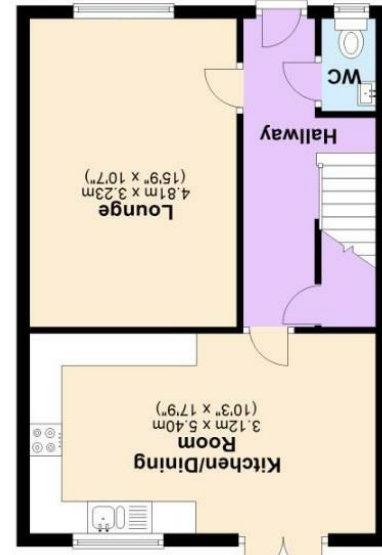
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
84	95		

## EPC



Approx. 43.3 sq. metres (466.5 sq. feet)



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Total area: approx. 86.7 sq. metres (932.9 sq. feet)

