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10 Patrick Road

West Bridgford | NG2 7JY | Guide Price £425,000

ROYSTON  
& LUND



- Bay Fronted Semi-Detached Home
- Three Double Bedrooms + Study
- South Facing Garden
- Central Location
- EPC Rating D - Freehold
- Three Reception Rooms
- Kitchen + Utility
- In Need Of Full Modernization
- Garage and additional off road parking at the rear/side
- Council Tax Band D







Royston and Lund are delighted to bring to the market this three bedroom bay fronted home in Central West Bridgford. The property offers a buyer potential to add value and develop exactly the way they wish. The location lends itself to a convenient connection to M1/East Midlands Airport and frequent buses to Nottingham.

Patrick Road is in the catchment for West Bridgford Junior School and The West Bridgford Secondary, both rated as outstanding by Ofsted. Situated very close to Bridgford Park and Central Avenue with M&S Simply Food, independent butcher, baker, grocer as well as bars, restaurants and pavement cafes. There is a fortnightly Farmers' Market and close by is the National Water Sports Centre Country Park and River Trent.



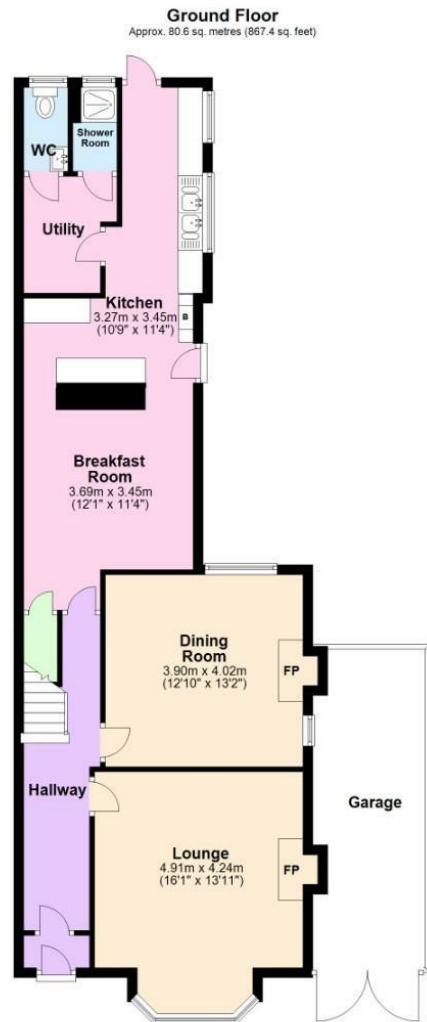
Entering into the hallway there is access to all three reception rooms and stairs to the first floor. The lounge features an original ceiling rose and a bay window, while there is access through to the kitchen from the breakfast room. Off the kitchen there is a utility room, downstairs WC and a shower room. To the first floor there are three double bedrooms, a study and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front of the property there is a walled garden and garage with a further parking spaces down the side. At the rear of the property there is a south facing garden with a patio area, mature shrubs and a well tended vegetable patch.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



Total area: approx. 145.3 sq. metres (1563.9 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.

**ROYSTON & LUND**