



9 Bracey Rise

West Bridgford | NG2 7AX | Guide Price £495,000

ROYSTON  
& LUND

- Guide Price £495,000
- Detached Family Home on Cul de Sac
- Four Bedrooms Split Over Two Floors
- Kitchen + Utility Room
- Bathroom + En-suite
- Two Reception Rooms
- Potential To Add Value
- Extra Height Double Garage That Holds a Motorhome
- EPC Rating D - Freehold
- Council Tax Band F





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Royston and Lund are delighted to bring to the market this four bedroom family home in West Bridgford. Situated on a cul de sac with off street parking to the front and an extra height double garage that can hold a caravan/motorhome. This property sits within easy reach of a range of local amenities and is within catchment area for highly sought after schools.



To the ground floor there is an entrance hallway, utility room, WC and a double bedroom with built in storage. To the first floor there is an open plan feel to the property with a lounge, dining room, kitchen, bathroom and three further bedrooms with an en-suite to the main bedroom. The property would benefit from a level of modernisation/renovation and leaves room to potentially add value. There are staircases up both side of the property and to the rear there is an east facing garden with a patio area and a raised lawn.

Bracey Rise is in the catchment for West Bridgford Junior School and The West Bridgford Secondary, both rated as outstanding by Ofsted. Situated 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.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

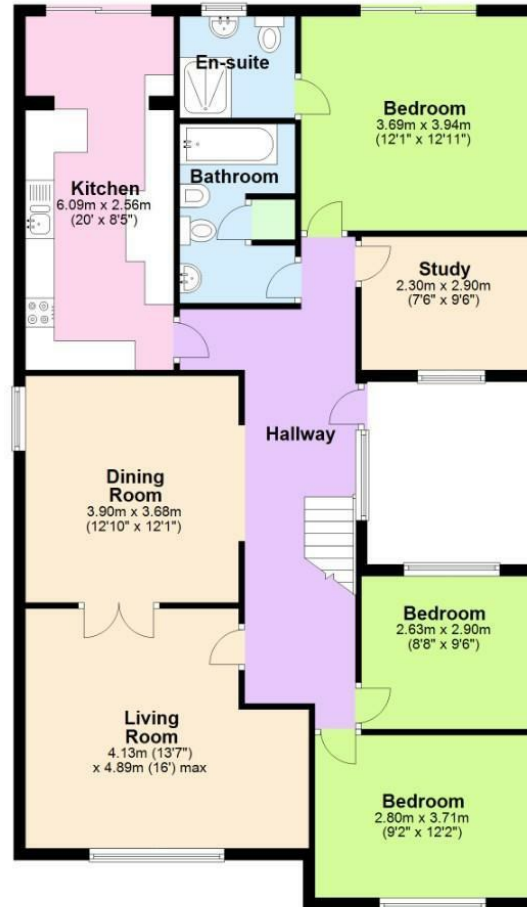
#### Environmental Impact (CO<sub>2</sub>) Rating

	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		

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### First Floor

Approx. 116.9 sq. metres (1258.6 sq. feet)



### Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



Total area: approx. 189.7 sq. metres (2042.4 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.

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