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23 Ascott Gardens

West Bridgford | NG2 7TH | Price £430,000

ROYSTON
& LUND

- Detached Family Home In Compton Acres
- Two Reception Rooms
- Downstairs WC, Bathroom & Ensuite
- Scope To Extend From The Kitchen Subject To Correct Planning Permissions
- Close To Local Amenities
- Four Good-Sized Bedrooms
- Fully Fitted Kitchen
- Generous Garden
- Driveway & Garage
- EPC Rating C - Freehold - Council Tax Band E





No Chain

Royston & Lund are pleased to present this fully detached house nestled in a peaceful location in the sought after area of West Bridgford. Situated in the Compton Acres area, this home offers an array of amenities such as the Compton Acres shopping precinct, set within the catchment areas of excellent schools, David Lloyds' Club, multiple parks as well as easy the comfort of easy access to surrounding areas or more conveniently the city centre. There is also the benefit of local, frequent public transport links with a bus nearby and a 2 minute walk from Compton Acres tram stop.

Upon entering the property you are welcomed into a welcoming entrance hall. The ground floor features a well-appointed lounge which includes doors into a separate dining area with a view to the back garden. The fully fitted kitchen includes a range of units and integrated appliances. Lastly, there is a convenient ground floor WC.

Upstairs, there are four well-proportioned bedrooms to the first floor. One of the bedrooms is complemented by an en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which includes a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, the property includes a generous rear garden which features plants/shrubs, lawn and a patio area. To the front there is driveway leading to a garage and driveway.





EPC

Energy Efficiency Rating

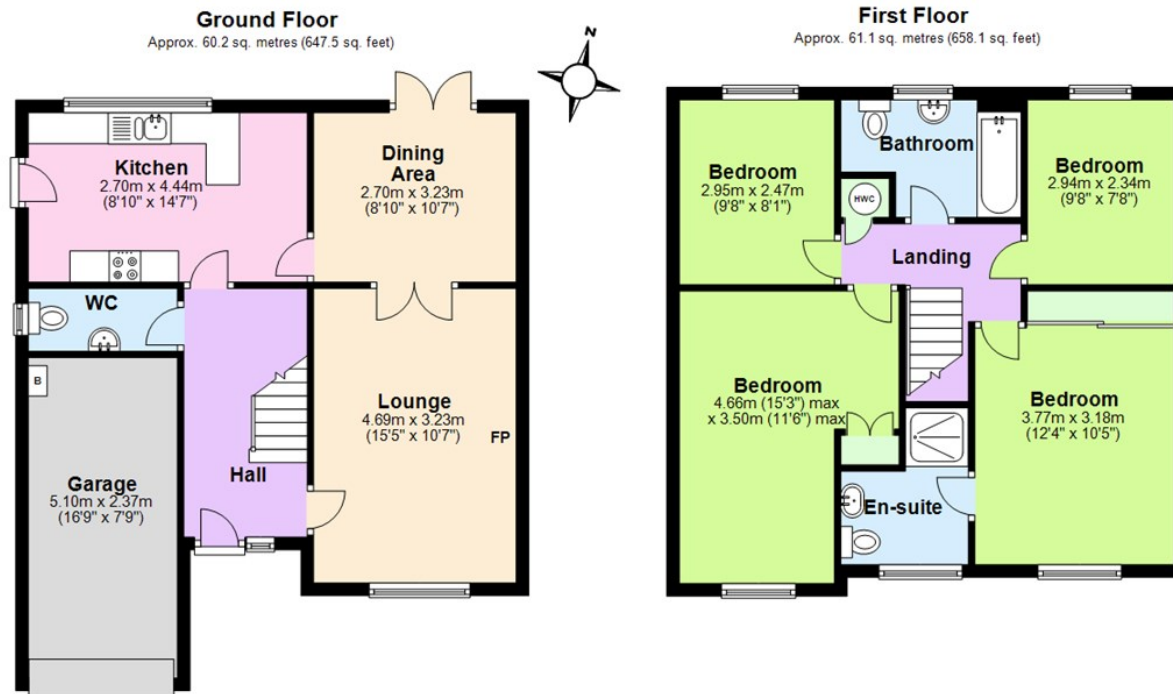
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 121.3 sq. metres (1305.6 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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