



33 Manvers Road

West Bridgford | NG2 6DJ | Guide Price £325,000 - £335,000

ROYSTON
& LUND

- Guide Price Range £325,000 - £335,000
- Semi-Detached House
- Two Reception Rooms
- Low Maintenance Rear Garden
- Freehold - EPC Rating D
- Three Bedrooms
- Ideal Location For Amenities
- Bathroom With a Three Piece White Suite
- Fantastic First Time Purchase
- Council Tax Band B





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Royston and Lund are pleased to offer this 3 bed semi detached property to the market. The property is within walking distance to excellent amenities within the West Bridgford area which include local coffee shops, restaurants, pubs, well-regarded schools for all ages and nearby supermarkets. It also provides easy access to a range of shops and local businesses on Melton Road.

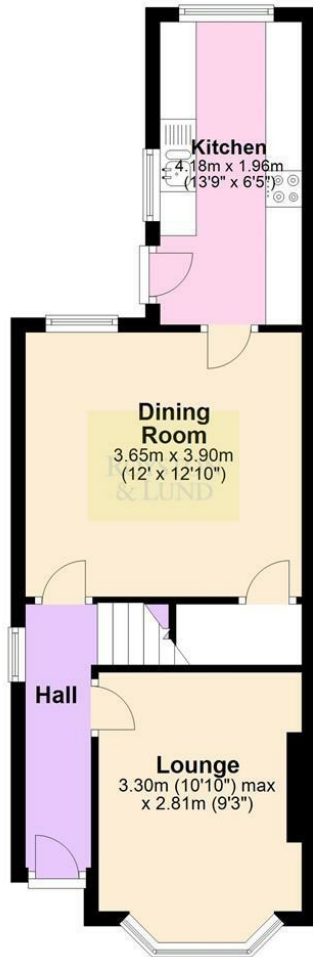


The property comprises an entrance hallway, lounge with bay window overlooking the front garden, dining room with access to an understairs storage cupboard and a modern gally kitchen with a range of fully fitted units and integrated appliances.

To the first floor there are three bedrooms; two doubles and a single. The bedrooms are complemented by a family bathroom which includes a three piece champagne coloured suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, there is an enclosed low maintenance rear garden which is ideal for garden furniture. There is also the benefit of a shed providing outdoor store.

Ground Floor
Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor
Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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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