



R
& L

70 The Downs

| NG11 7EA | Guide Price £245,000

ROYSTON
& LUND

- Guide Price Range £245,000 - £265,000
- Lounge & Kitchen/Diner
- Potential To Develop Further
- Built in Storage Throughout
- EPC Rating C
- Semi-Detached Bungalow
- Good Transport Links For A52 & City Centre
- Ideal Downsize
- Freehold
- Council Tax Band C





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Royston and Lund are delighted to bring to the market this two bedroom semi-detached bungalow in Silverdale. The property benefits from off street parking to the front and offers a buyer potential to develop further. Silverdale is conveniently situated for easy access to the A52, M1 and Nottingham City Centre.

In brief the property comprises an entrance hall, lounge, kitchen/diner, two bedrooms and a shower room. The kitchen has space for a range of freestanding appliances and there is built in storage to the main bedroom and the inner hallway.

To the front of the property there is a lawned garden and a driveway large enough for several vehicles with secure gated access down the side. To the rear there is a lawned garden with a patio area and fenced boundaries.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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

Ground Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 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.

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