



106 Woolmer Road

Meadows | NG2 2FD | Guide Price £215,000

ROYSTON  
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- Guide Price Range £215,000 - £225,000
- Three Bedrooms Over Two Floors
- Modern Kitchen
- Low Maintenance Garden
- Freehold - EPC Rating D
- End-Townhouse Situated In The Meadows
- Two Reception Rooms
- Bathroom/WC
- Sold With No Chain Garden
- Council Tax Band A





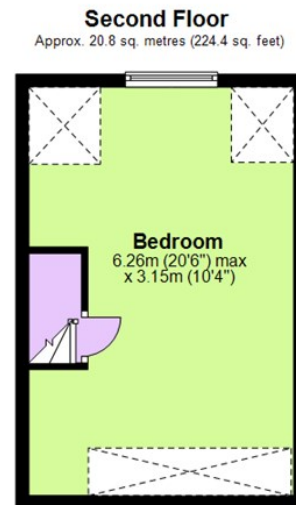
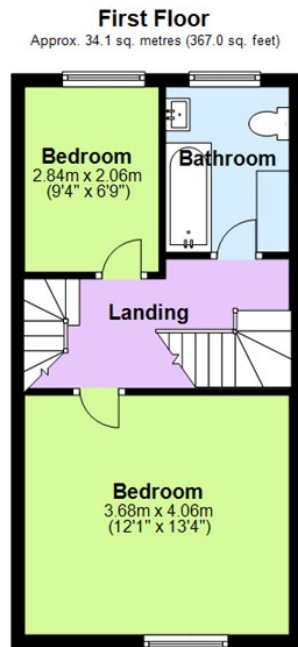
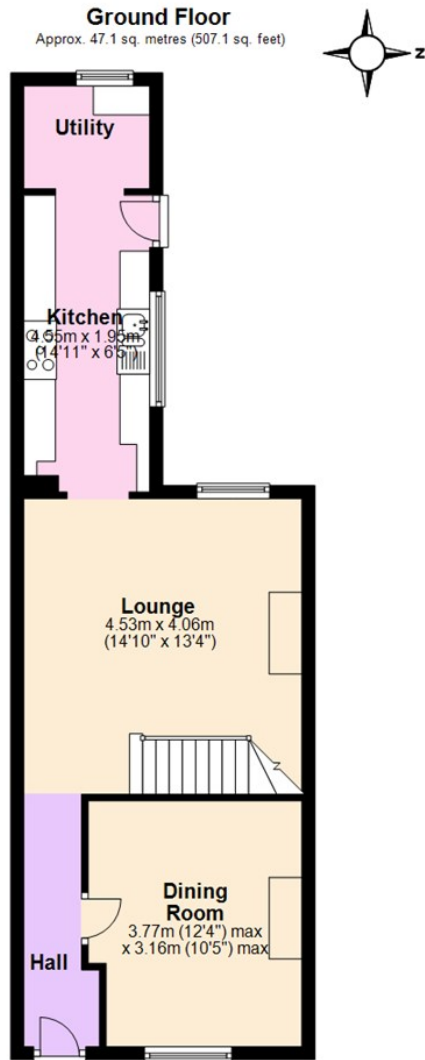
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Royston and Lund are delighted to offer to the market this immaculately presented three-storey end townhouse in The Meadows which is sold with no upward chain. The property has been completely renovated throughout so it is ready to be moved into. The Meadows offers a variety of facilities including schools, parks, and community centers, fostering a strong sense of community among its residents. Victoria Embankment, a prominent riverside park, provides a scenic recreational space along the River Trent

In brief, the ground floor comprises a formal dining room, good-sized lounge with stairs to the first floor landing, a modern kitchen with an integrated oven and a separate utility room. To the first floor there are two well-proportioned bedrooms and the main bathroom which includes a three piece white suite. The top floor consists of another double bedroom.

At the rear of the property there is a low maintenance garden with a covered seating area.





Total area: approx. 102.1 sq. metres (1098.5 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.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

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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