



55 Highfield Road

West Bridgford | NG2 6DR | Guide Price £450,000

ROYSTON  
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- Central Bridgford Location
- Original Features such as picture rails and doors throughout
- Extended Open Plan Kitchen
- EPC D
- Council Tax Band C
- East Facing Rear Garden
- Ideal location for both Central Bridgford and Melton Road Shops
- Decked area in the rear garden
- Freehold
- Guide Price £450,000 - £475,000





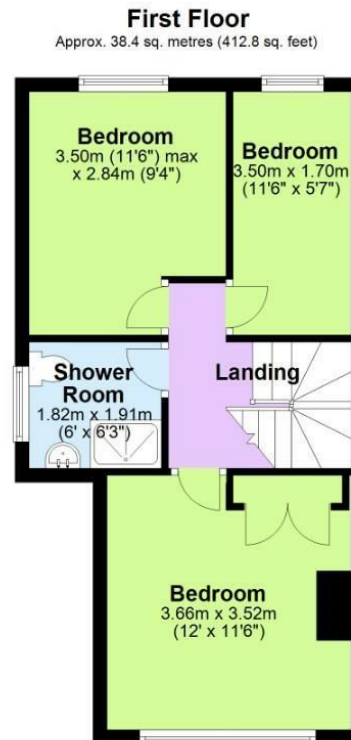
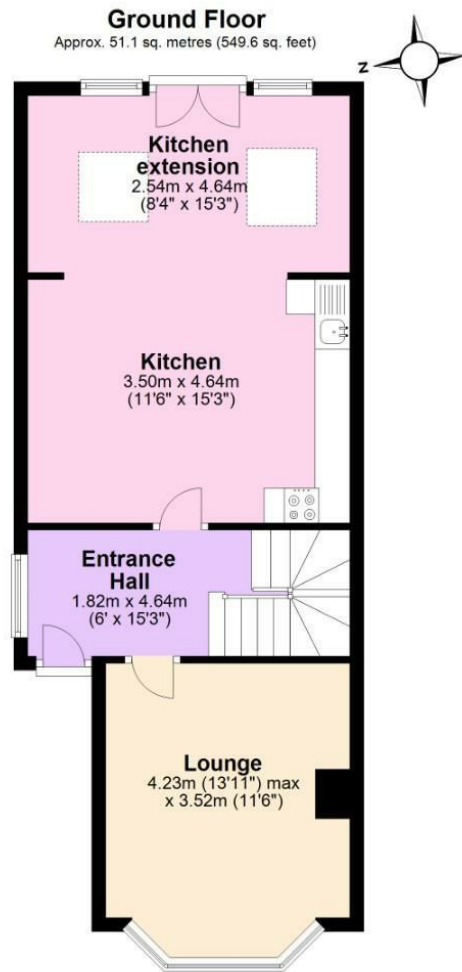
Guide Price £450,000 - £475,000. - NO UPWARD CHAIN

Located just a short walk from central avenue and within favorable local school catchment is this beautifully presented, extended 3 bed semi detached family home.

Located on Highfield Road, this home is ideally positioned to take advantage of all the amenities on Central avenue AND Melton Road Shops. Infants schools, junior schools and secondary schools are all within a mile or so subject to places being granted.

The home itself benefits from an extended kitchen dining space, a light and airy entrance hall and a West facing lounge which is also lovely and light. Upstairs there are two double bedrooms with a further single bedroom and a beautifully appointed family shower room.

The rear garden is surrounded by an original built brick wall with fencing set over giving that privacy. There is a raised deck area access off the French doors and a further decked seating area at the bottom garden where evening sun can be enjoyed.



Total area: approx. 89.4 sq. metres (962.4 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.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>60</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			
<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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