



47 Nearsby Drive

West Bridgford | NG2 6LA | Guide Price £375,000

ROYSTON
& LUND

- Guide Price Range £375,000 - £385,000
- Three Bedrooms
- Modern Finish Throughout
- No Upward Chain
- EPC Rating C
- Extended To The Side & Rear
- Garden Studio For Home Working
- Ample Off Street Parking
- Freehold
- Council Tax Band B





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Royston and Lund are delighted to bring to the market this extended three bedroom end terrace home in West Bridgford. The property has been extended to the side and to the rear creating extra living space and has a garden studio that is ideal for home working. Situated within catchment area for highly sought after schools and within easy reach of local amenities.



Entering through the porch and into the the kitchen diner that has a range of integrated appliances including an oven, hob, extractor fan, fridge/freezer and a dishwasher. Off the kitchen there is a cloakroom with WC and wash basin and to the rear there is a generous lounge with dual aspect windows and doors that open into the garden.

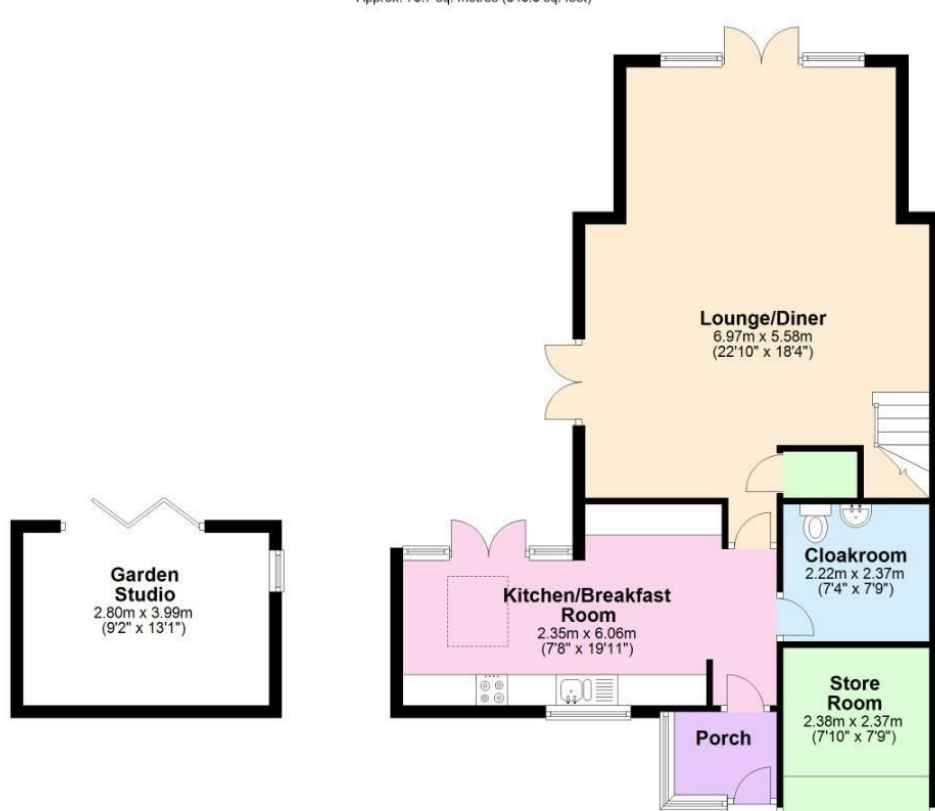
To the first floor there are two double bedrooms, one single bedroom and a four piece bathroom consisting of a bath, shower, WC and wash basin. To the rear of the property there is a south west facing garden with a garden studio and patio areas.



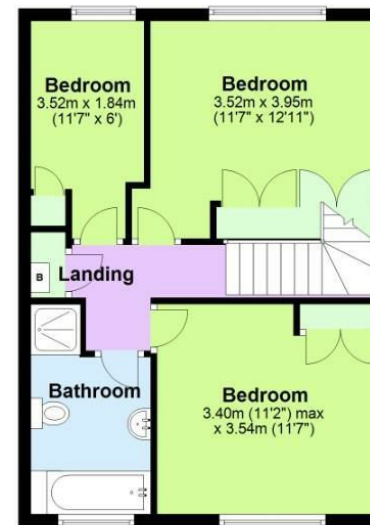
EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | 73 | |
| (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 (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 | |

Ground Floor
Approx. 78.7 sq. metres (846.8 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 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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