



12 Taunton Road

West Bridgford | NG2 6EW | Asking Price £475,000 - £550,000

ROYSTON
& LUND

- Guide Price Range £475,000 - £500,000
- Extended to Rear
- Three Reception Rooms
- Generous Plot
- EPC Rating E
- Semi-Detached House
- Four Bedrooms
- Downstairs W.C
- Freehold, No Upward Chain
- Council Tax Band C





Guide Price Range £475,000 - £500,000 - NO UPWARD CHAIN

Royston & Lund are pleased to present this charming FOUR BEDROOM semi-detached house with REAR EXTENSION in West Bridgford which offers a delightful blend of spacious living and modern convenience. The amenities nearby include excellent shops, well-regarded schools and cafes/bars.



The property requires some modernisation and refurbishment however provides versatile spaces for relaxation, boasting three reception rooms, a spacious entrance hallway, downstairs cloakroom/w.c and a breakfast kitchen

The house is thoughtfully designed to tend to the needs of a growing family, with four well-proportioned bedrooms which provide ample space. The bedrooms are complemented by a bathroom with a modern four piece white suite including a shower, WC, wash basin and a bath.

The property has an inviting garden, which includes an outbuilding serving as a utility room. This additional space enhances practicality, offering a designated area for laundry and storage. The garden itself includes a patio area ideal for garden furniture, a lawn and slate beds.

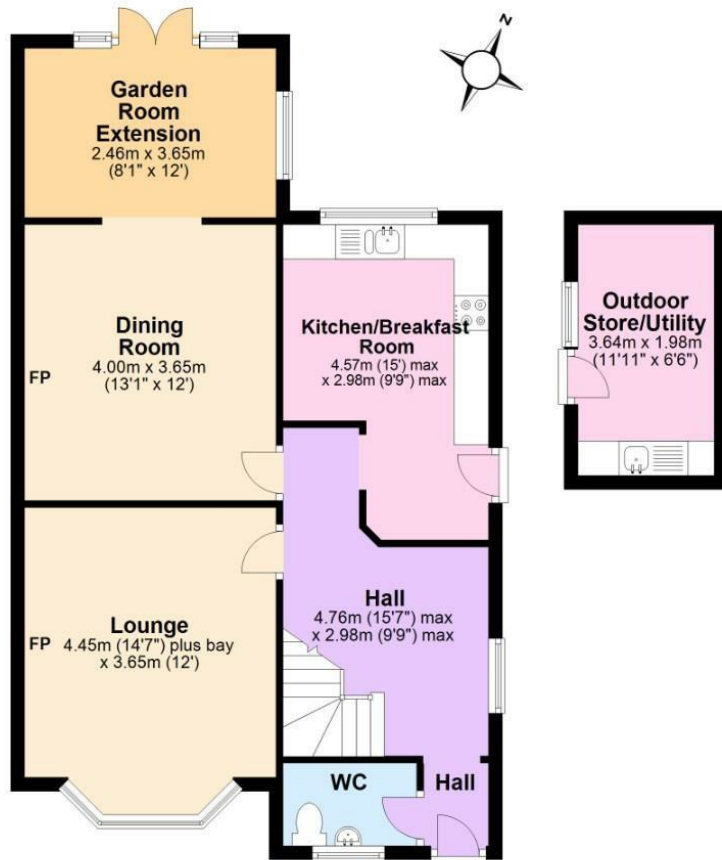


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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	

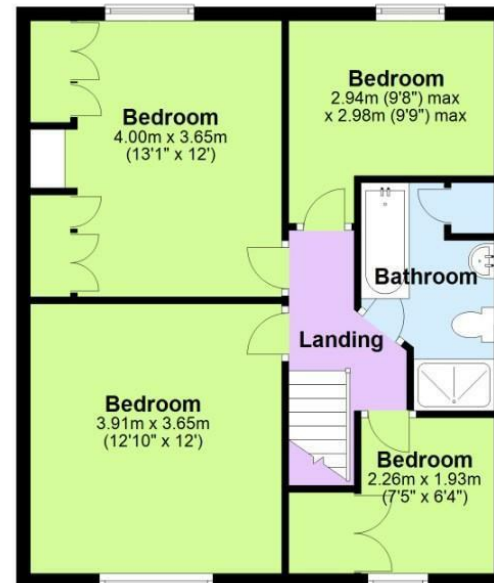
Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 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.

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