



22 Wordsworth Road

West Bridgford | NG2 7AN | Guide Price £420,000

ROYSTON
& LUND

- Guide Price £420,000 - £450,000
- Four bedrooms
- Fully refurbished
- En-suite to main bedroom
- EPC rating D - Freehold
- Bay fronted terraced home
- Two reception rooms
- Central West Bridford
- Recently fitted kitchen
- Council tax band C





Guide Price £420,000 - £450,000

A stunning bay fronted FOUR DOUBLE BEDROOMS terraced home in central West Bridgford that has been completely renovated throughout with EN-SUITE TO MASTER BEDROOM. The property is situated within catchment area for popular local schools and is within easy reach of Central Avenue, where you can find a wealth of local amenities.



Entering into the hallway we have access into both reception rooms and stairs to the first floor. The lounge and dining room both benefit from feature fireplaces and the kitchen benefits from an integrated oven, hob, extractor fan and dishwasher.

To the first floor there are three well proportioned bedrooms and the main bedroom benefits from an en-suite shower room. There is also a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Finally to the top floor there is a further double bedroom with dual aspect windows to the front and rear aspects.

Outside there is a low maintenance garden with an external store and fenced boundaries.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">80</div>
(81-91) B			
(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	

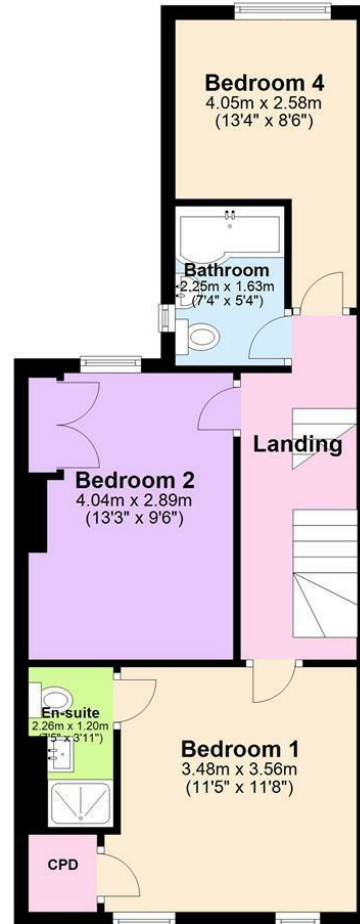
Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.9 sq. feet)



Total area: approx. 116.7 sq. metres (1256.6 sq. feet)

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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