



32 Parkstone Close

West Bridgford | NG2 7UW | Guide Price £315,000

ROYSTON
& LUND

- Guide Price Range £315,000 - £325,000
- Good Sized Plot
- Lounge, Dining Room
- Downstairs W.C
- EPC TBC
- Requires Modernisation
- Detached House
- Kitchen with Utility Area
- Council Tax D
- No Upward Chain





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Royston and Lund are pleased to offer this well appointed 3 bedroom detached property in the sought after area of Compton Acres to the sales market.

Occupying a corner plot, this property offers potential buyers huge potential to extend and add further value subject to usual planning. One could look to extend over the garage and add a bedroom with an en-suite easily given the position of the family bathroom. Furthermore, the size and shape of the plot lends itself to facilitating a rear extension to open up the kitchen into the dining space again subject to planning.

The property currently offers an entrance hall leading to downstairs WC, a lounge overlooking the front garden which leads through to an open plan dining space. Beyond the kitchen there is a utility space giving access to the rear garden and the garage.

Upstairs, there are three bedrooms and the family bathroom

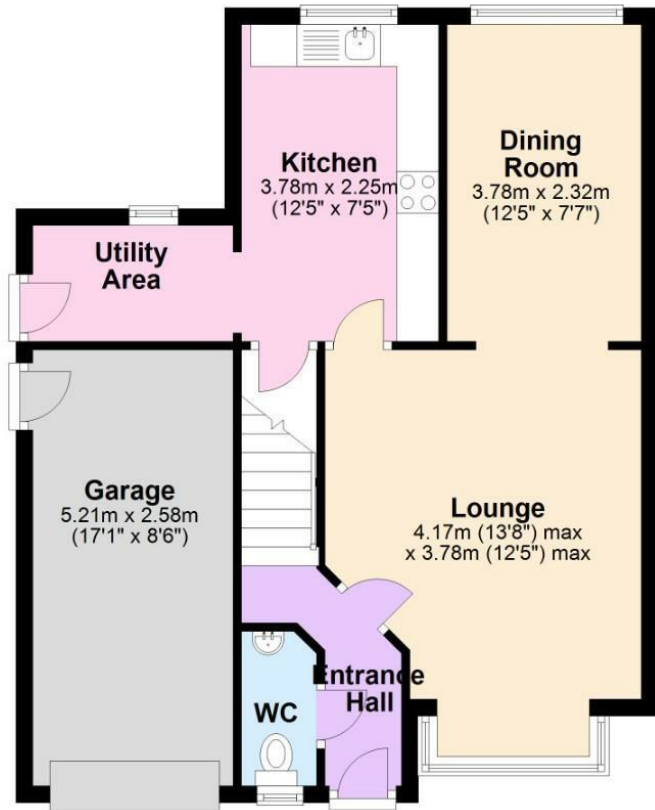
An ideal location with the opportunity to add further value. The property is being sold with No upward chain.



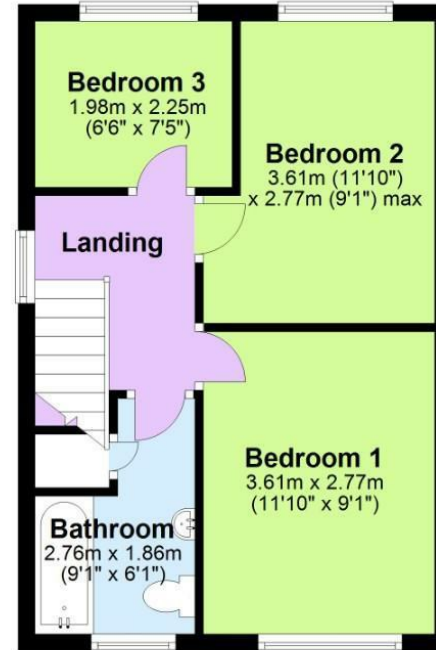
EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

Ground Floor
Approx. 57.8 sq. metres (622.3 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 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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