



128 Harrow Road

West Bridgford | NG2 7DX | Guide Price £365,000

ROYSTON
& LUND

- Sold With No Chain
- Spacious Lounge
- Conservatory With Access To The Garden
- Driveway Leading To A Garage
- EPC Rating E
- Two Double Bedrooms
- Kitchen With Fitted Units
- Generous Plot with West Facing Rear Garden
- Freehold
- Council Tax Band D





Guide Price: £365,000 *No Chain*

Royston & Lund are delighted to offer this detached bungalow situated on the sought after location of Harrow Road in West Bridgford. The property is sold to the market with no upward chain and requires modernisation throughout but boasts plenty of potential. It is ideal for those looking to downsize to single storey living and it is within close proximity of amenities including parks, restaurants, shops, schools, sports facilities, and excellent transport links.

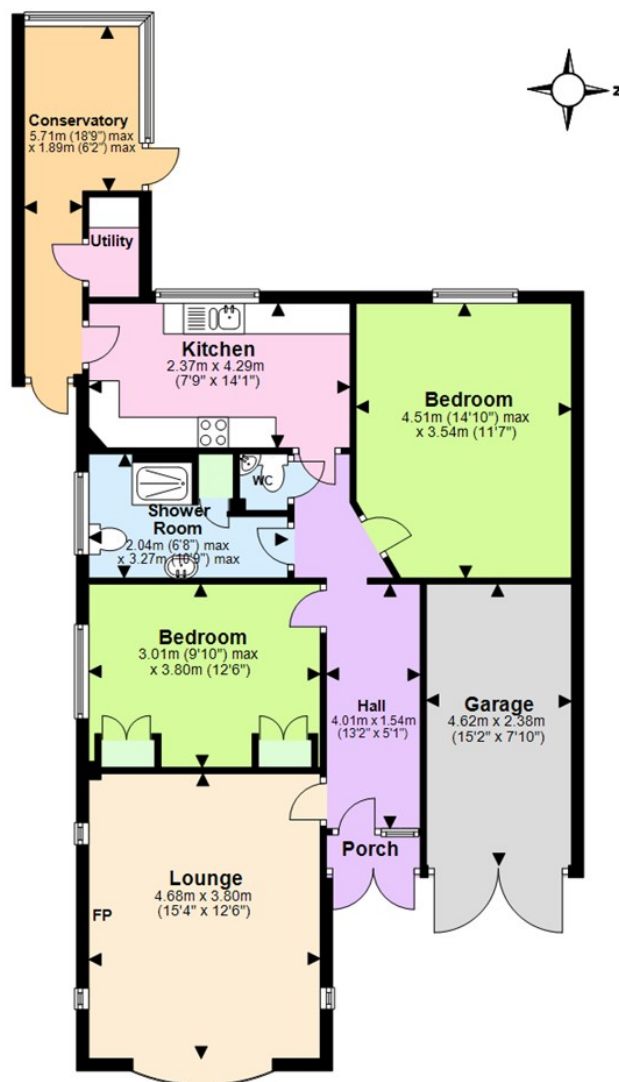
In brief, the property comprises of a spacious lounge with triple aspect windows, kitchen, conservatory with access to a store/utility, two double bedrooms, shower room/WC and a further WC.

Outside, there is an east facing rear garden which consists of a patio area, lawn space, various plants/shrubs and a fenced boundaries. To the front there is a tandem driveway providing off-street parking leading to a garage with double doors.



Ground Floor

Approx. 95.2 sq. metres (1025.1 sq. feet)



Total area: approx. 95.2 sq. metres (1025.1 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) A			
(81-91) B			
(69-80) C			74
(55-68) D		49	
(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	

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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