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&L

2 Carlyle Court

West Bridgford | NG2 7NQ | Asking Price £305,000

ROYSTON
& LUND

- Detached Bungalow
- Situated Towards The End Of Cul De Sac
- Off Street Parking For Two Vehicles
- No Upward Chain
- Ideal Downsize
- Quiet Location
- 0.7 Miles From Central Avenue
- Freehold
- EPC Rating D
- Council Tax Band C





Royston and Lund are delighted to bring to the market this two double bedroom detached bungalow tucked away towards the end of a little cul de sac off Carlyle Road, in West Bridgford. This property is sold with no upward chain, comes with two off street parking spaces and is ideally located for easy access to the local amenities around the area, both on Loughborough Road and Central Avenue.

Entering through the porch and into the hallway there is built in storage, a spacious lounge that has a feature fireplace and a sliding door that leads into the conservatory. The kitchen has space for a range of freestanding appliances, the shower room consists of a shower, WC and wash basin, while both bedrooms have built in wardrobes. To the rear of the property there is an enclosed south facing garden with block paving, mature shrubs, trees and secure gated access down the side.

West Bridgford, a suburb of Nottingham, boasts a range of amenities that enhance its appeal as a desirable place to live. The area features vibrant shopping and dining options, particularly along Central Avenue, with a mix of independent shops, cafes, and restaurants. Sports enthusiasts enjoy proximity to Trent Bridge Cricket Ground and Nottingham Forest's City Ground. Numerous parks, such as Bridgford Park and The Hook Nature Reserve, provide ample green spaces for recreation.

Education is a strong point, with several highly-rated primary and secondary schools, complemented by the well-stocked West Bridgford Library. Health services are readily available through various medical and dental clinics, alongside multiple fitness centers. The community is active, with regular events at venues like Lutterell Hall and farmers' markets fostering local engagement. Excellent transport links, including frequent bus services and easy road access, connect residents to Nottingham and beyond, making West Bridgford an attractive, well-rounded suburban locale.



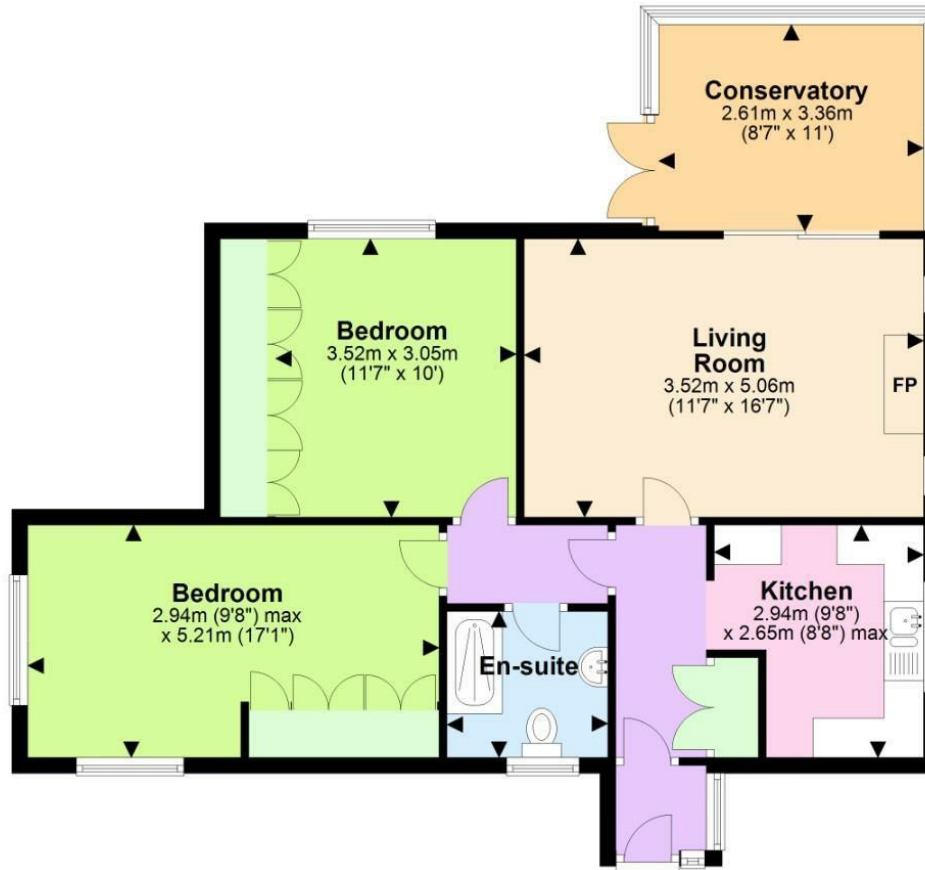


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 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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