



2 Ringstead Close

West Bridgford | NG2 7UJ | Guide Price £359,995

ROYSTON
& LUND

- Sold With No Upward Chain
- Three Generously Sized Bedrooms
- Conservatory To The Rear
- Family Bathroom - Ensuite To The Main Bedroom
- Freehold - EPC Rating D
- Detached Family Home In Compton Acres
- Two Reception Rooms
- Kitchen Which Requires Modernisation
- Generous Plot With Garden & Driveway
- Council Tax Band D





No Upward Chain

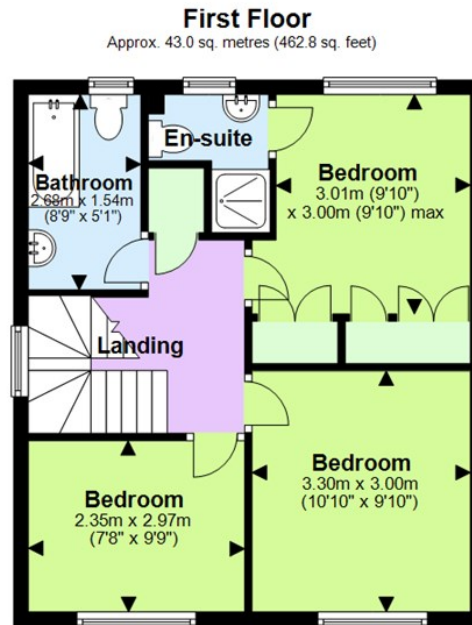
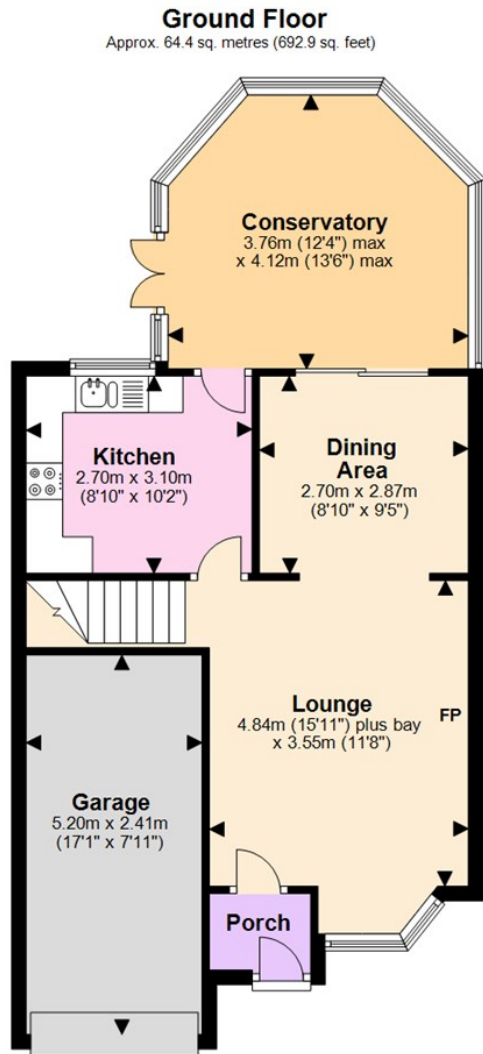
Royston & Lund are pleased to present this detached property situated in the popular area of Compton Acres in West Bridgford. The property is sold to the market with no upward chain and is located within close proximity to excellent amenities including Compton Acres shopping precinct, local pubs, tram links and other frequent public transport links.

Stepping into the property through the porch you are immediately greeted by the lounge which provides access to the accommodation throughout and benefits from a window to the front elevation. Adjacent to the lounge there is a dining area which includes internal patio doors to a large conservatory which is situated to the rear. Lastly, to the ground floor there is a kitchen which requires modernisation but boasts plenty of potential.

To the first floor there are three good-sized bedrooms. The main bedroom includes fitted wardrobes and an en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which features a three piece suite including a bath with an overhead shower, WC and a wash basin.

Outside, to the front there is a driveway providing off-street parking which leads to an integral garage. To the rear there is the garden which features an apple tree, lawn and various plants/shrubs. To the side of the property there is a door to the garage.





Total area: approx. 107.4 sq. metres (1155.7 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.

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	69
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		

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