



31 Woodward Street

The Meadows | NG2 2LB | Guide Price £230,000

ROYSTON  
& LUND

- Guide Price £230,000
- \*Sold With No Upward Chain\*
- Three Bedrooms Spread Over Two Floors
- Kitchen/Diner
- Amenities Nearby
- EPC Rating D - Freehold
- Mid Terraced House In The Meadows
- Two Reception Rooms
- Bathroom/WC With A White Suite
- Recently Installed Damp Proof Course
- Council Tax Band A





\*No Chain\*

Royston & Lund are delighted to present this three-storey, mid-terraced house situated in the ever popular residential location of The Meadows. Amenities nearby include The Embankment by the River Trent, tram links to the city centre and local shops.

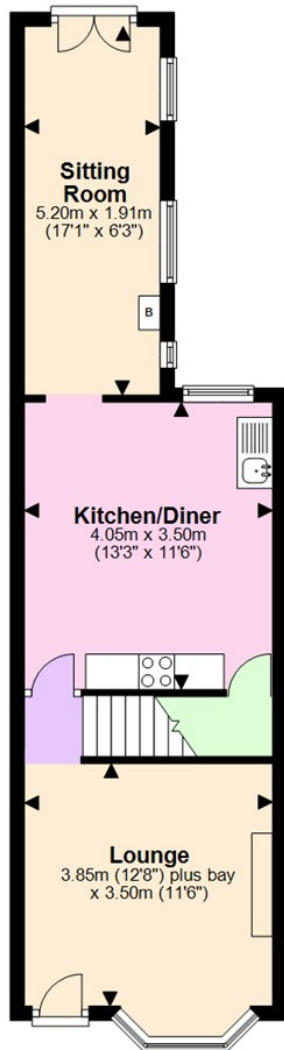


Upon entering the property you are immediately greeted by the lounge which boasts a feature bay window. The kitchen/diner includes an integrated oven/cooker, access to an understairs pantry and there is also room for a dining table and chairs for up to 6 people. Lastly, there is a further reception room which panelled French doors into the garden.

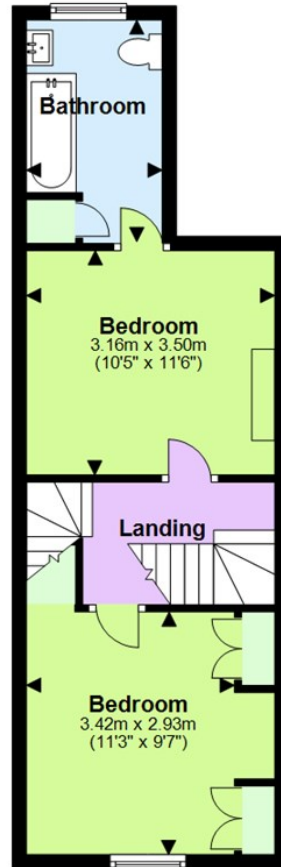
To the first floor there are two double bedrooms which are complemented by a bathroom with a three piece white suite including a bath with an overhead shower, wash basin and a WC. The second floor hosts the main bedroom which is a superb sized double.

Outside, there is an enclosed, low-maintenance rear yard.

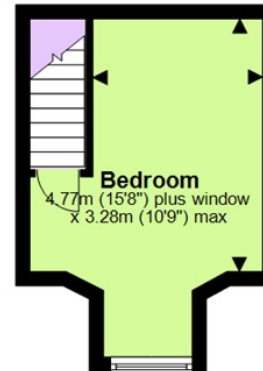
**Ground Floor**  
Approx. 40.2 sq. metres (432.3 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.7 sq. feet)



**Second Floor**  
Approx. 13.3 sq. metres (143.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

**ROYSTON & LUND**