



56 Manvers Road

West Bridgford | NG2 6DH | Guide Price £300,000 - £325,000

ROYSTON
& LUND

- Guide Price Range £300,000 - £325,000
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom With A Four Piece White Suite
- Freehold - EPC Rating D
- End Terraced House In West Bridgford
- Both Bedrooms With Fitted Wardrobes
- Modern Kitchen
- Low Maintenance Rear Garden
- Council Tax Band B





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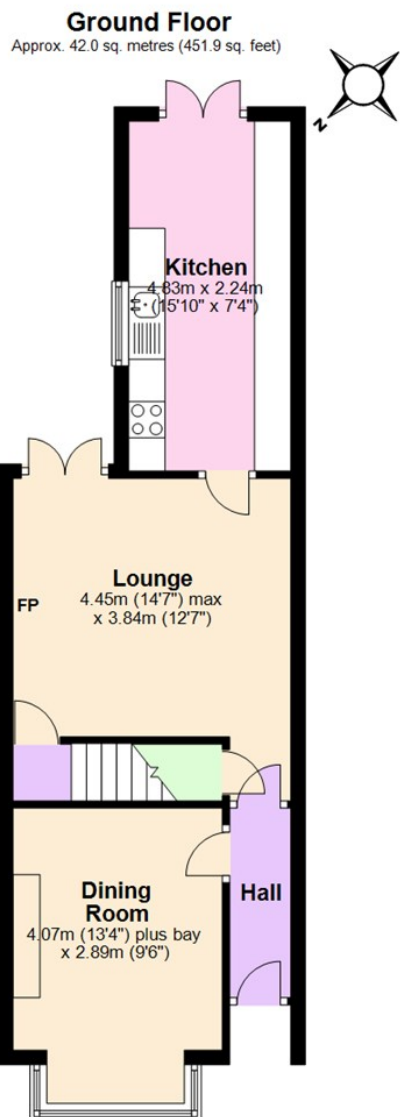
Royston & Lund are pleased to present this traditional style end-terraced house situated within the heart of West Bridgford. Amenities nearby include local shops, cafes, restaurants as well as frequent transport links to the city centre and other surrounding areas.

Upon entering the property you are greeted by the hall which gives access to both reception rooms. To the front is the dining room which features a bay window to the front elevation. The second reception room; the lounge is an excellent sized room with stairs to the first floor and French doors to the garden. Lastly, there is a kitchen with a range of units and integrated appliances consisting of an oven, hob and an extractor fan.

To the first floor there are two double bedrooms which are complemented by a bathroom with a four piece white suite which includes a shower, wash basin, WC and a bath.

Outside, there is a low maintenance rear garden which is ideal for garden furniture and enjoying this southerly aspect.





Total area: approx. 79.6 sq. metres (856.7 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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		

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