



16 Spring Close

West Bridgford | NG2 7YR | Guide Price £330,000 - £340,000

ROYSTON  
& LUND



- Guide Price Range £330,000 - £340,000
- Three Ample Sized Bedrooms
- Modern Kitchen/Diner
- Enclosed South West Facing Rear Garden
- Freehold - EPC Rating B
- End Terraced House In West Bridgford
- Spacious Lounge
- Downstairs WC - Family Bathroom
- Parking For Two Cars
- Council Tax Band C







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Nestled in the charming Spring Close of West Bridgford, Nottingham, this modern end-terraced house is a gem waiting to be discovered. Located in a peaceful cul-de-sac, this property offers a tranquil retreat from the hustle and bustle of everyday life while still being close to essential amenities such as ideal bus routes, schools, David Lloyd Gym & Spa and Rushcliffe Arena.

The heart of this home is the spacious kitchen/diner, complete with fitted units, integrated appliances, and elegant French doors that flood the room with natural light and provide access to the rear garden. The lounge is located to the front and features access to an understairs storage cupboard and a front facing window.

Boasting three bedrooms, this property offers ample space for a growing family or those who love to have guests over. The bedrooms are complemented by the family bathroom which features a three piece white suite consisting of a bath with an overhead shower, wash basin and a WC.

Step outside to the enclosed garden which features a patio space, fenced boundaries and a lawn space. No need to worry about parking with the convenience of space for two vehicles right at your doorstep.



Please note: There is a greenbelt fee for the estate which is paid once a year at around £120.

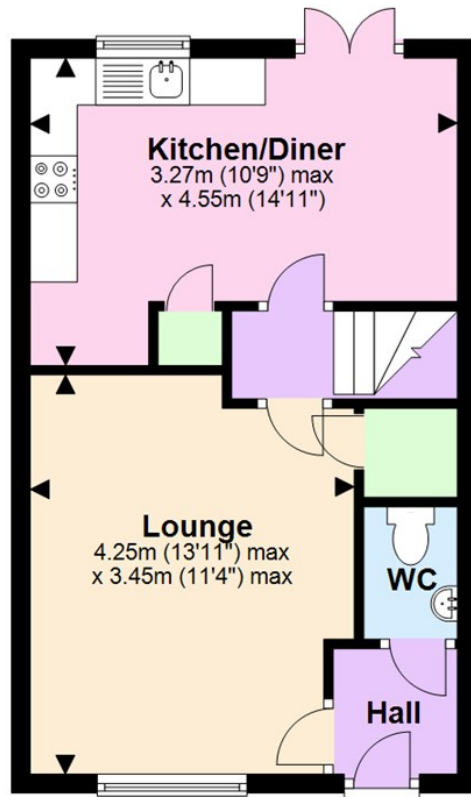


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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 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	

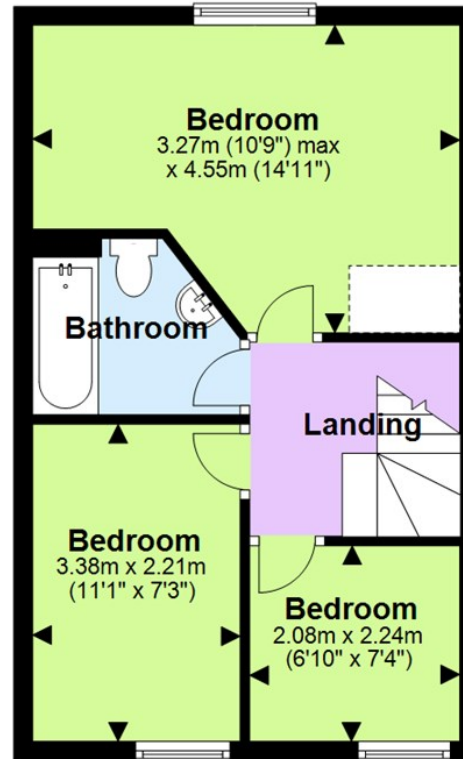
### Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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