



2 Burnside Grove

Tollerton | NG12 4ET | Guide Price £475,000

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& LUND

- Guide Price £475,000 *No Chain*
- Three First-Floor Bedrooms, Each With Fitted Wardrobes For Storage Solutions
- Ground Floor Wet Room, Bathroom With Three-Piece Suite, And First-Floor WC
- Scope For Extension, Subject To Necessary Planning Permissions
- Ideal For Families Seeking A Peaceful Village Location Near A School
- No Chain, Streamlining The Buying Process For New Owners
- Requires Modernisation, Offering Buyers A Chance To Personalise The Home
- Generous Size And Potential For Expansion; A Blank Canvas To Transform.
- Freehold - EPC Rating E
- Council Tax Band F





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Royston & Lund are pleased to present this property in the charming village of Tollerton. This detached house on Burnside Grove offers a wonderful opportunity for those seeking a property with great potential. With two reception rooms and three bedrooms, this spacious 1,457 sq ft home provides ample space for comfortable living.

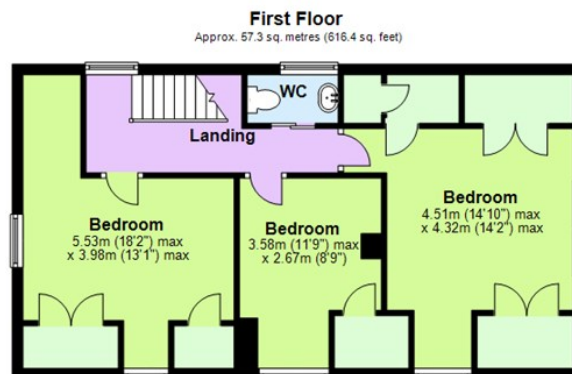
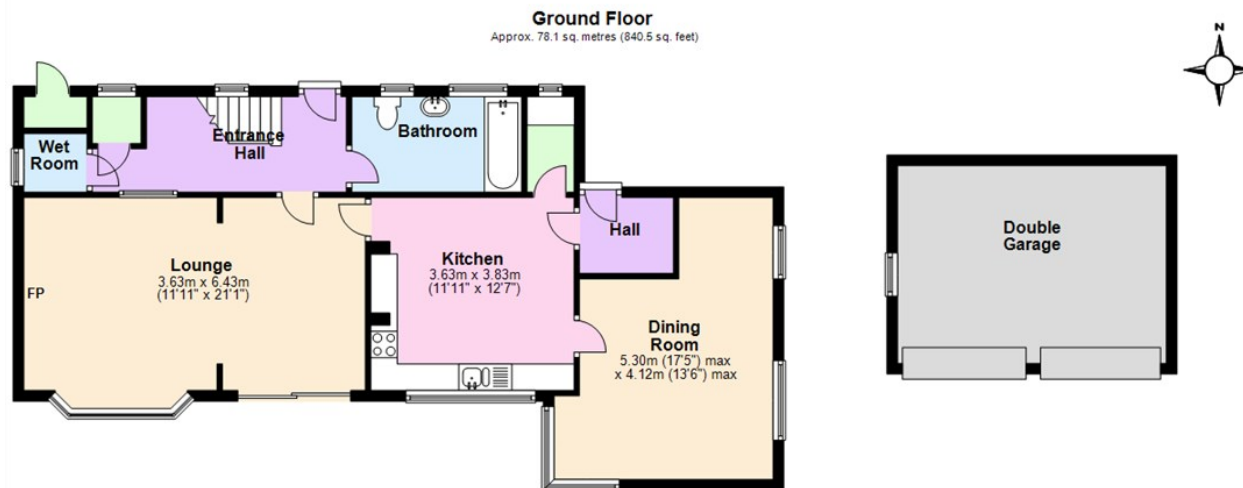
The property boasts three bedrooms on the first floor, each equipped with fitted wardrobes offering storage solutions. Additionally, the bedrooms are complemented by a ground floor wet room, ground floor bathroom with a three piece suite and a first floor WC complete with a WC.

One of the standout features of this property is the scope for extension, subject to obtaining the necessary planning permissions. This presents an exciting opportunity for buyers looking to tailor the property to their specific needs and preferences.

Situated in a village location with a school nearby, this home is ideal for families looking to settle in a peaceful and community-oriented area. The property is being sold with no chain, streamlining the buying process for potential homeowners.

While the house requires modernisation throughout, this presents a chance for buyers to put their stamp on the property and create a bespoke living space that suits their style and taste. With its generous size and potential for expansion, this property is a blank canvas waiting to be transformed.





Total area: approx. 135.4 sq. metres (1456.9 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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