



43 Lady Bay Road

| NG2 5DT | Guide Price £500,000

ROYSTON
& LUND

- Guide Price £500,000 to £550,000
- Open Plan Living
- East Facing Garden
- Amenities Within Walking Distance
- EPC Rating E
- Four Storey Home to £550,000
- Four Bedrooms
- Across The Road From Local Primary School
- Freehold
- Council Tax Band C





Guide Price £500,000 to £550,000

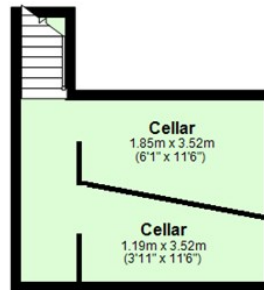
Royston and Lund are delighted to bring to the market this well presented four bedroom, four storey home in Lady Bay, West Bridgford. Situated across the road from the local Primary School, this would make a wonderful family home and is well positioned with a range of local amenities just around the corner and only a 10 minute walk from Central Avenue.



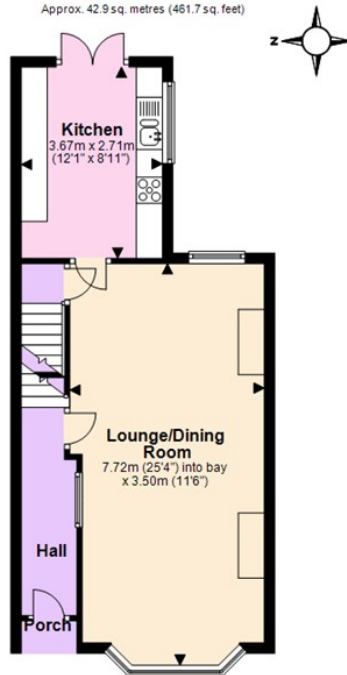
Entering into the hallway there is access into the lounge/diner and stairs to the first floor. The lounge area benefits from a log burner and a bay window, while the dining room has access to the cellar and a fitted kitchen at the rear that has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher, washing machine and space for a free standing fridge/freezer.

To the first floor there are two bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. To the second floor there are two further bedrooms and to the rear there is a long east facing garden with a patio area, lawn, mature shrubs and a decked area towards the end of the garden with a shed.

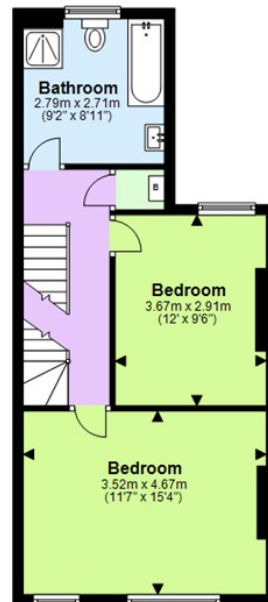
Basement
Approx. 17.6 sq. metres (189.6 sq. feet)



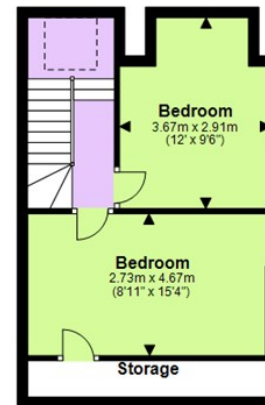
Ground Floor
Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.7 sq. feet)



Second Floor
Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 137.7 sq. metres (1482.2 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

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.

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