



72 Eltham Road

West Bridgford | NG2 5JT | Guide Price £365,000

ROYSTON  
& LUND

- Guide Price Range £365,000 - £380,000
- Single Storey Extension
- Garden Studio
- Walking Distance From Central Avenue
- EPC Rating C - Freehold
- Traditional Semi-Detached
- South Facing Garden
- Four Piece Bathroom
- Catchment Area For Sought After Schools
- Council Tax Band C





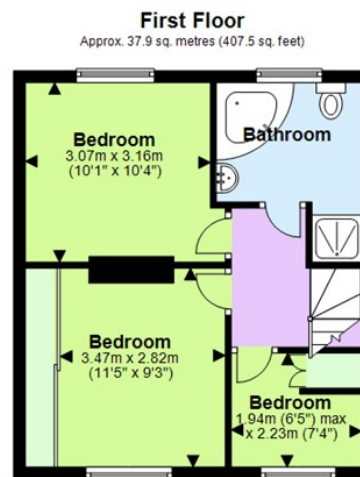
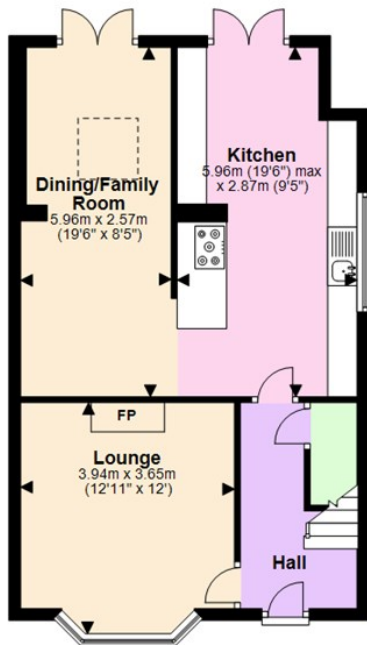
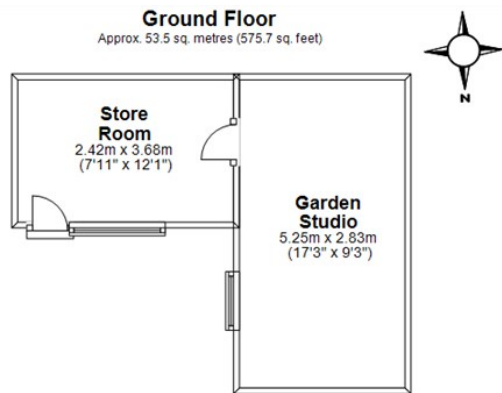
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Royston and Lund are delighted to bring to the market this extended three bedroom semi-detached home in the centre of West Bridgford. The property sits just a short stroll from Central Avenue and is within catchment area for highly sought after local schools. There is a single storey extension across the rear of the property that has made way for extra living space and a larger kitchen area.

Entering into the hallway that benefits from built in storage, there is access into the kitchen, lounge and stairs to the first floor. The lounge features a bay window and log burner, while to the rear there is a fitted kitchen area, dining space and a further sitting area.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a corner bath, WC, wash basin and a separate shower. To the front there is off street parking and to the rear there is an enclosed south facing garden with a decking, lawn and a garden studio that has a side storage room.





Total area: approx. 91.3 sq. metres (983.2 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 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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		

**England & Wales** 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		

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