



57 Wilford Lane

West Bridgford | NG2 7QZ | Asking Price £395,000

ROYSTON
& LUND

- GUIDE PRICE £395,000
- NO CHAIN Traditional Detached
- Double Driveway and Garage
- Three Bedrooms
- Large Rear Garden
- EPC Rating D - Freehold
- Two Reception Rooms
- Close to Central Avenue
- Bay Fronted
- Catchment Area for Highly Sort After Schools
- Council Tax Band D





GUIDE PRICE - £395,000 NO CHAIN

Royston and lund are delighted to offer to the market this traditional three bedroom detached house on Wilford lane. This property conveniently located in close proximity of central avenue, benefits from off-street parking and a double garage and is within catchment area of highly sort after local schools.

Entering into the hallway that benefits from a cloaks cupboard and downstairs WC, there is access into both reception rooms, the kitchen and stairs to the first floor. Both the lounge and the dining room feature bay windows, while the kitchen has space for a range of freestanding appliances.

To the first floor there are three well proportioned double bedrooms and a three piece shower room consisting of a shower, WC, and wash basin. To the rear there is a generous garden with raised patio, lawn, mature shrubs and fenced boundaries.

West Bridgford, a vibrant suburb of Nottingham, offers a wide range of amenities catering to residents and visitors alike. Central Avenue, the heart of the town, is lined with trendy cafés, independent boutiques, and popular restaurants, providing a lively social scene. The area is also home to several supermarkets and essential services, making everyday shopping convenient.

Families benefit from excellent local schools, while sports lovers can enjoy access to tennis courts, football pitches, and sports clubs, including the Nottingham Forest Football Club. With its blend of leisure, dining, and outdoor options, West Bridgford is a thriving community with a vibrant lifestyle.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(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

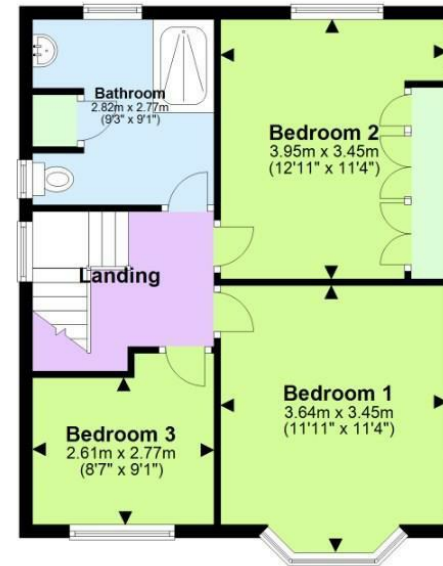
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 128.6 sq. metres (1383.8 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.

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