



29 Ella Road

West Bridgford | NG2 5GX | Guide Price £475,000

ROYSTON
& LUND

- Guide Price Range £475,000 -£500,000
- Single Storey Extension & Loft Conversion
- Two Reception Rooms
- Highly Sought After Road
- EPC Rating E - Freehold
- Four Bedroom, Three Storey Home.
- Off Street Parking
- Bathroom & Shower Room
- Catchment for Popular Local Schools
- Council Tax Band





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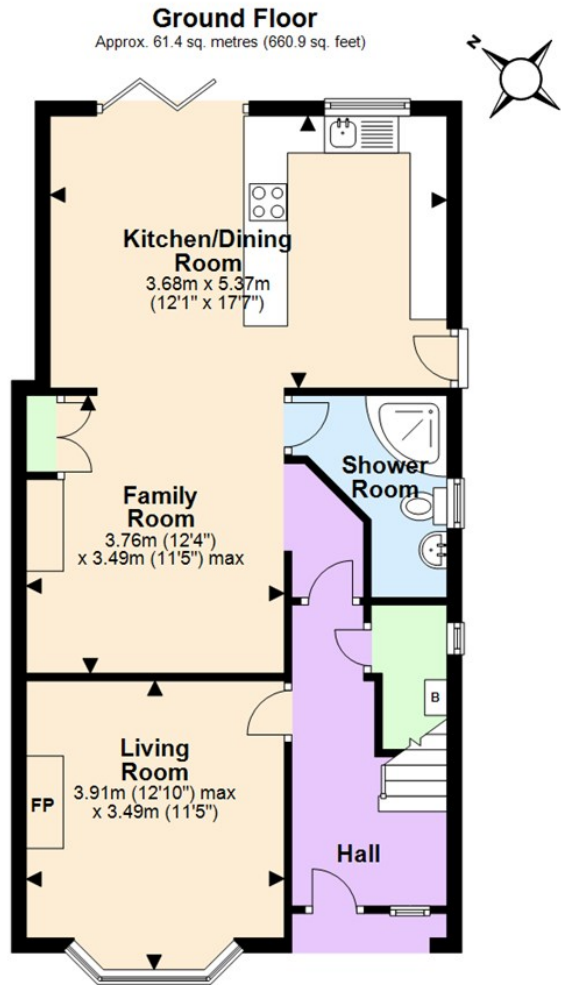
Royston and Lund are delighted to bring to the market this four bedroom semi-detached home on Ella Road in Central West Bridgford. The property has a single storey extension to the rear, as well as a loft conversion that has made way for an extra bedroom. Ella Road has a prime location that sits just off West Bridgford Park and has easy access straight onto Central Avenue, where there is a wealth of amenities on offer, as well as being within catchment area for highly sought after schools.

Entering into the hallway that benefits from built in storage, there is access to both reception rooms and stairs to the first floor. The lounge features a bay window and fireplace, while to the rear there is a family room with a log burner and an opening into the kitchen diner that runs the width of the property. The kitchen area has a range of fully integrated appliances an oven, hob, fridge/freezer and a dishwasher, there are bi-fold doors off the dining space and there is also access to a downstairs shower room that consists of a shower, WC and wash basin.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor there is a further double bedroom that runs the full width of the property.

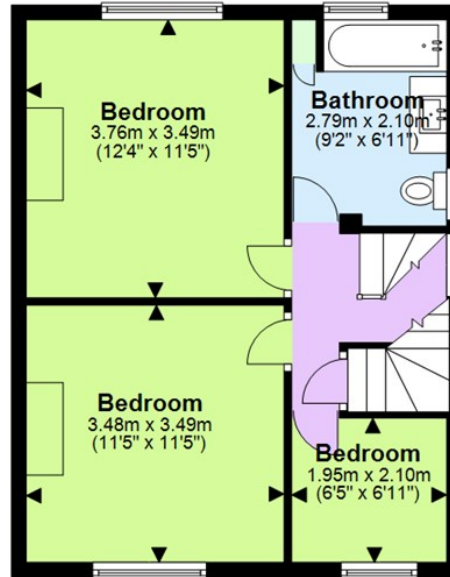
To the front there is off street parking with shared access down the side that allows secure gated access to the garden. To the rear there is an enclosed garden that has a raised decked area and steps down to a lawned garden with a further decking at the end of the garden.





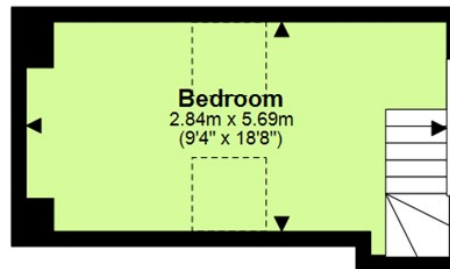
First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.6 sq. feet)



Total area: approx. 119.6 sq. metres (1287.0 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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(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		

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