

# SUPERIOR HOMES

# ROYSTON & LUND





# 34 Patrick Road

West Bridgford | NG2 7JY

Guide Price £665,000

Guide Price Range £665,000 - £685,000

Royston and Lund are delighted to bring to the market a fantastic opportunity to acquire a five bedroom period semi-detached home on one of West Bridgford's most desirable roads. Situated just a stone's throw away from Central Avenue, this home offers potential to add value and is within catchment area for some of Nottinghamshire's most sought after Primary and Secondary Schools.

Entering into the hallway that features original Minton tiled flooring and benefits from a downstairs WC, there is access into both reception rooms, kitchen diner, basement and stairs to the first floor. The lounge benefits from a feature fireplace and bay window, there is a separate sitting room and the kitchen has an integrated oven, hob and extractor fan with space for further free standing appliances. Below the reception rooms and there is a generous basement with full head height rooms that can also be accessed via a separate door from the side of the house.

To the first floor there are three bedrooms and a bathroom consisting of a bath with shower overhead, wash basin and a separate WC. To the second floor there are two further double bedrooms and an en-suite shower room.

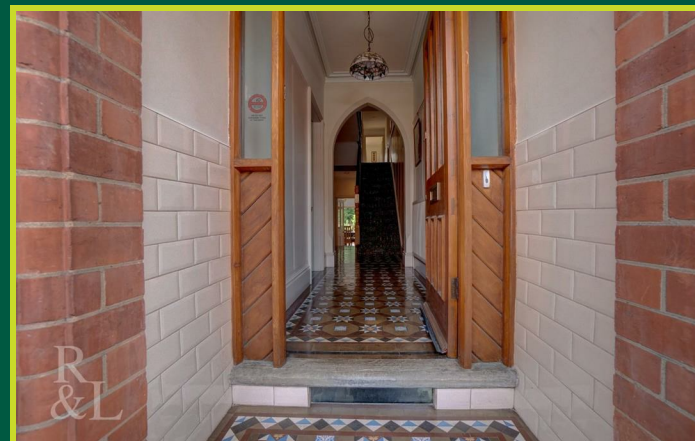
To the front of the property there is an off street parking space with gated access down the side. To the rear there is a raised patio area and a south facing landscaped garden with a range of mature shrubs and trees. There are also solar panels installed in 2016, producing an annual return of £399.53.







- Guide Price Range £665,000 - £685,000
- Period Semi-Detached Home
- Full Head Height Basement
- Minton Tiled Flooring
- Solar Panels on Roof With £399.53 Per Annum Return
- Catchment For Sought After Schools
- Two Reception Rooms & Kitchen/Diner
- South Facing Rear Garden
- EPC Rating C - Freehold
- Council Tax Band D







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West Bridgford is a town in Nottinghamshire, England, located south of the River Trent from Nottingham. Historically, it was a rural area with a small population until the late 19th century. The town saw significant development following the opening of Trent Bridge in 1871, which facilitated easier access to Nottingham.

This development led to rapid suburban growth, transforming West Bridgford into a desirable residential area. Known for its Victorian and Edwardian architecture, it offers numerous parks and recreational facilities, such as West Bridgford Park and the River Trent Embankment.

The town is also home to Trent Bridge Cricket Ground, a famous venue for international cricket matches. Today, West Bridgford boasts a bustling town center with shops, cafes, and restaurants, maintaining a balance between historical charm and modern amenities, making it a vibrant community and a sought-after place to live.





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.

Total area: approx. 233.5 sq. metres (2513.0 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

EPC

