



1 Abbey Circus

West Bridgford | NG2 5LY | Offers Over £350,000

ROYSTON  
& LUND



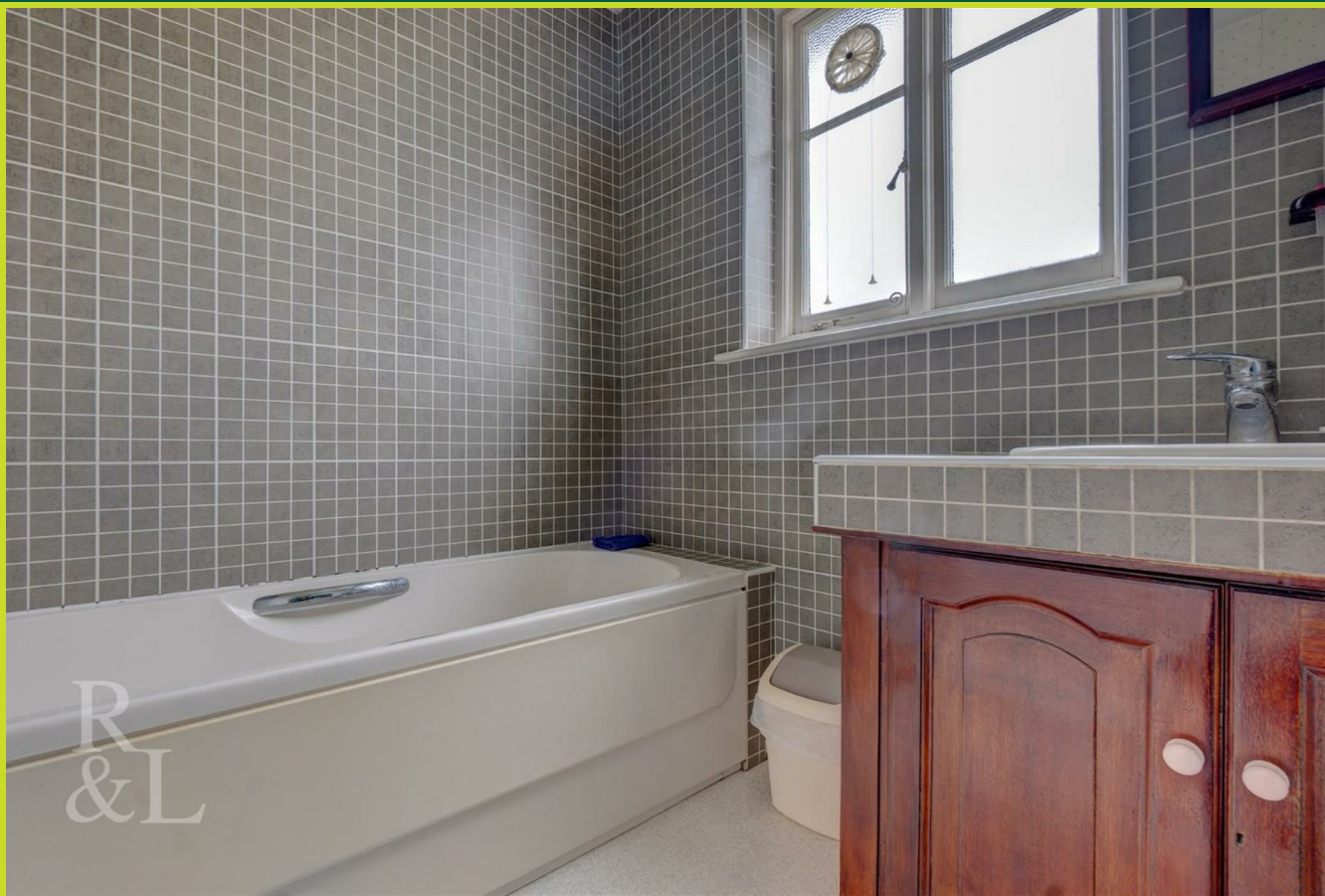
- Offers Over £350,000
- Three Bedrooms
- Off Street Parking
- Potential To Add Value
- EPC Rating E
- Semi-detached Home
- Two Reception Rooms
- Close To cEntral Avenue
- Freehold
- Council Tax Band C



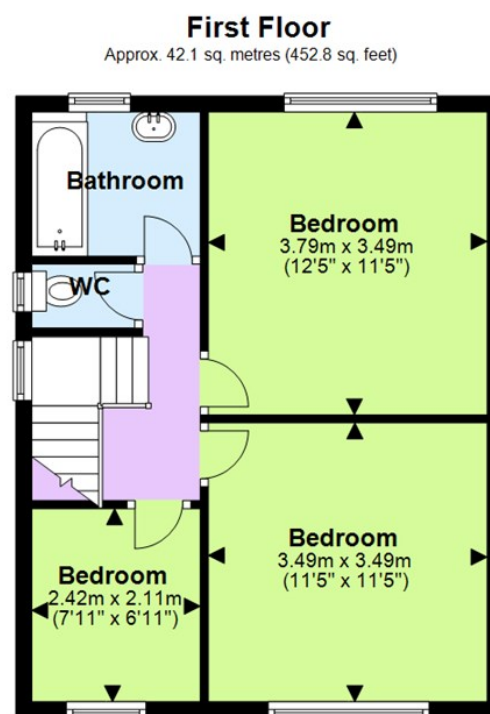
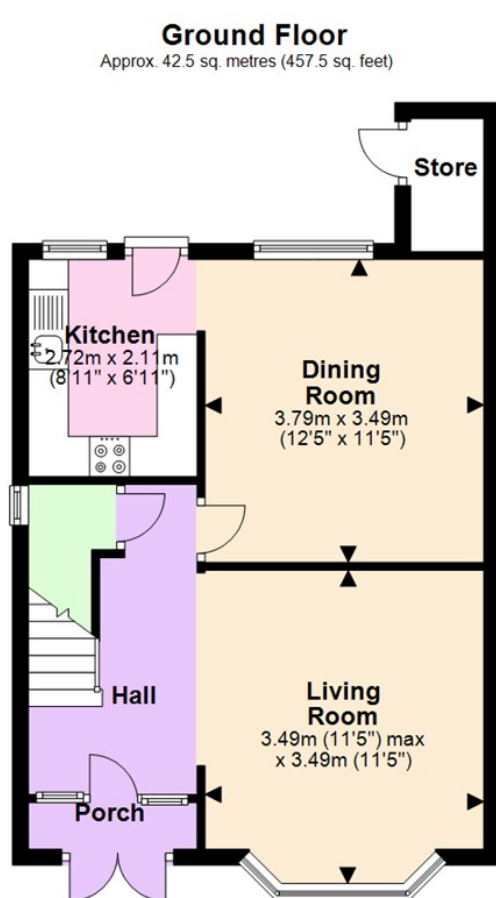




Royston and Lund are delighted to bring to the market this conveniently located traditional three bedroom semi-detached home on Abbey Circus. This home has an open plan ground floor layout and offers the chance to add value after modernisation. Abbey Circus sits just around the corner from Central Avenue, allowing an easy walk to all of the local amenities on offer.



Entering through the porch and into the hallway there is an opening into a lounge area, built in storage, access to a dining room and stairs to the first floor. The lounge area has a bay window to the front, while the rear also has an open plan feel with a dining area that opens into a fitted kitchen. To the first floor there are two double bedrooms, one single bedroom, a bathroom consisting of a bath and wash basin and a separate WC. To the front of the property there is a gated driveway and to the rear there is an enclosed garden with a raised patio area, external store and lawn with fenced/hedged boundaries and a mature tree.





Total area: approx. 84.6 sq. metres (910.3 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 firms 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	<div>43</div>	<div>86</div>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(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		
England & Wales		
EU Directive 2002/91/EC		

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