



7 Hannah Crescent

| NG11 7ER | Guide Price £295,000

ROYSTON
& LUND

- Guide Price Range £295,000 - £310,000
- Recently Fitted Kitchen
- West Facing Garden
- Close To Schools & Tram
- EPC Rating C
- Modern Three Bedroom Semi-Detached
- Three Piece Bathroom
- Driveway For Up To Four Cars & Garage
- Freehold
- Council Tax Band C





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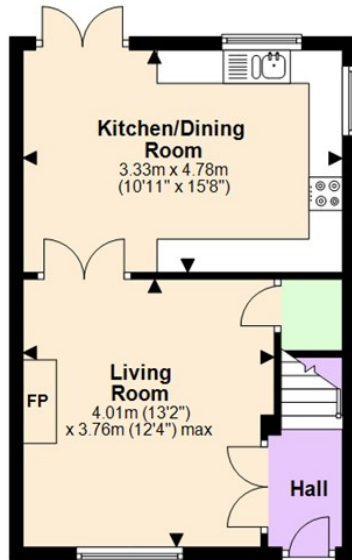
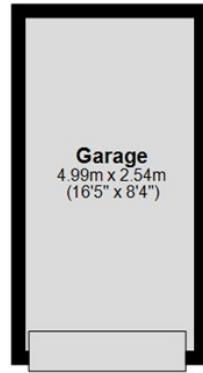
Royston and Lund are delighted to bring to the market this well located three bedroom semi-detached home in Wilford Village. Situated towards the end of a lovely cul de sac with off street parking for up to four cars, as well as a single garage, the property sits down the road from the local schools and within easy reach of the tram stop.

Entering into the hallway there is access to the lounge through double glass doors and stairs to the first floor. The lounge opens up into a recently fitted modern kitchen diner at the rear that has a range of fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer and a washing machine. 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 washbasin. To the rear of the property there is an enclosed west facing garden with a patio area, lawn and fenced boundaries.



Ground Floor

Main area: approx. 35.6 sq. metres (382.8 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.4 sq. feet)

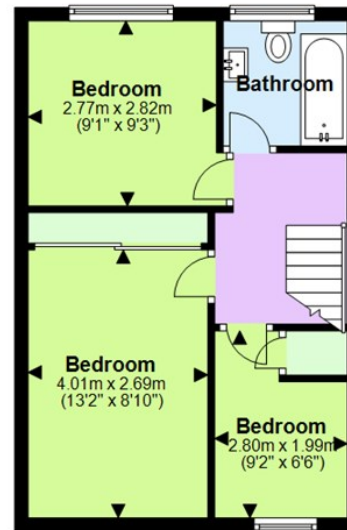


Main area: Approx. 71.1 sq. metres (765.6 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.4 sq. feet)

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.

First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 (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

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.

**ROYSTON
& LUND**