



113 Harrow Road

West Bridgford | NG2 7DY | Guide Price £475,000

ROYSTON  
& LUND

- Guide Price Range £475,000 - £500,000
- Bay Fronted
- Extended & Garage Converted
- Catchment For Popular Local Schools
- EPC Rating D
- Detached Family Home
- Off Street Parking
- Highly Sought After Location
- Freehold
- Council Tax Band D





Guide Price Range £475,000 - £500,000

Royston and Lund are delighted to bring to the market this extended three bedroom detached home on one of the most sought after roads in West Bridgford. Situated within catchment area for highly sought after schools and within close proximity of local amenities, this well positioned property would make an ideal family home.



Entering into the hallway there is access to both reception rooms, kitchen and stairs to the first floor. The lounge has a bay window to the front and the second reception room has an opening into a dining area that leads round to a utility room and a store room that was formerly a garage the has been converted. To the first floor there are two double bedrooms, one single bedroom and a four piece piece bathroom. To the front of the property there is off street parking with a gated driveway and to the rear there is a landscaped garden with a patio area, raised lawn, mature shrubs, trees and fenced boundaries.



### EPC

#### Energy Efficiency Rating

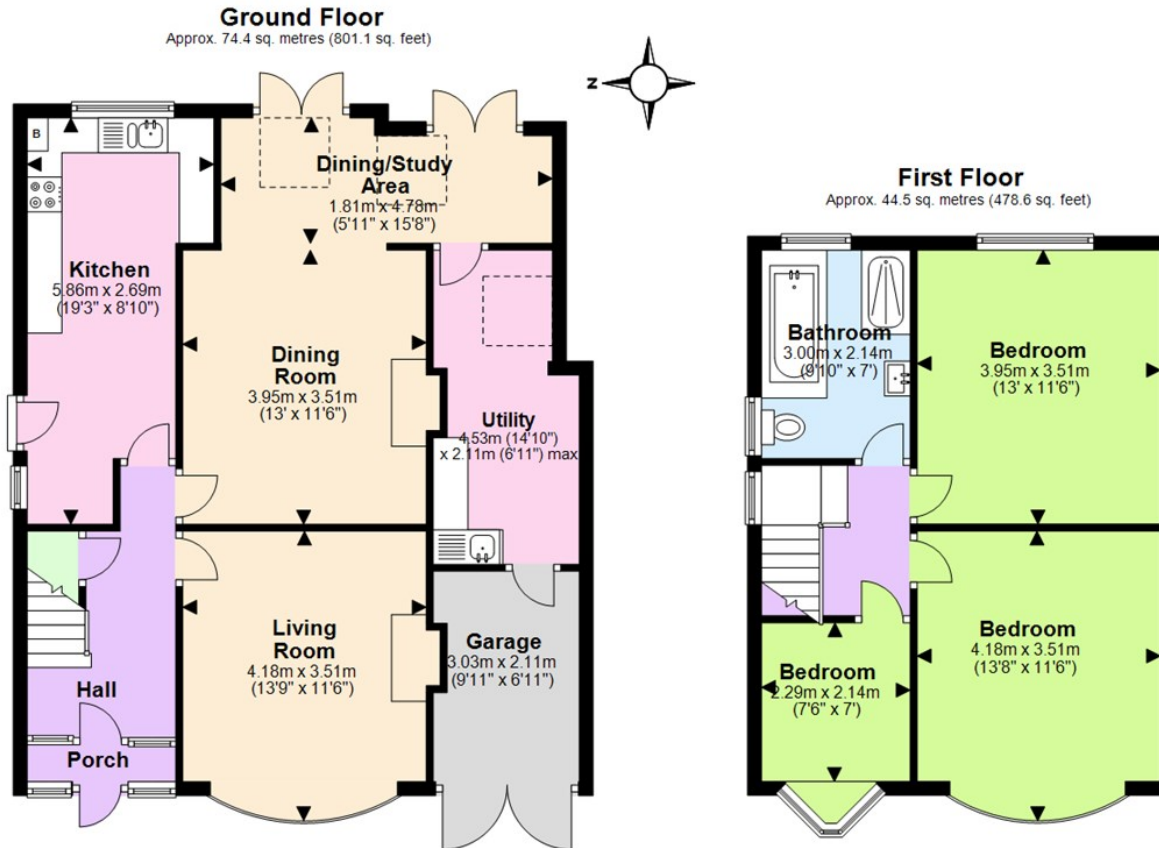
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Total area: approx. 118.9 sq. metres (1279.7 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.

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