



37 The Downs

| NG11 7DX | Offers Over £250,000

ROYSTON  
& LUND

- OFFERS OVER £250,000
- Two Reception Rooms
- No Upward Chain
- Potential To Add Value
- EPC Rating D - Freehold
- In Need Of Full Modernisation
- Three Bedrooms
- Viewing Recommended
- Driveway & Double Door Garage
- Council Tax Band C





OFFERS OVER £250,000

In need of full modernization and refurbishment this three bedroom house in Silverdale that is offered to the market with no upward chain. The property offers a buyer potential to add value after complete renovation, the property is situated in an excellent plot offering potential to extend (subject to relevant planning and building permission.)



In brief the internal accommodation on the ground floor consists of a hallway upon entry leading you to two reception rooms, consisting of the dining room and living room. The dining room offers sliding doors guiding you to the rear garden. The kitchen has generous space with pantry and options for buyers to install various freestanding appliances. To the outside you have a spacious driveway with a Double door garage, and to the rear garden you will find a generous sized lawned garden bordered with fences.

To the first floor you have a landing that gives access to three bedrooms which all share a bathroom and separate WC.

Silverdale has many amenities to offer being very close to Clifton such as pubs, supermarket, convenience stores, as well as catchment areas to many schools. Ideally situated for fantastic access to the Tram, A52 and Nottingham City Centre.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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

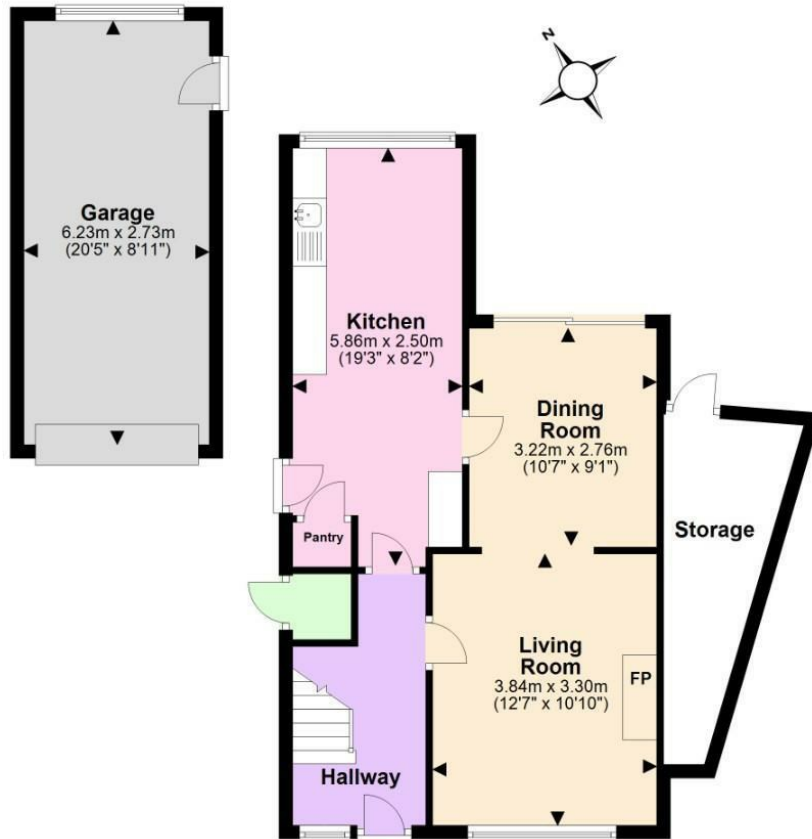
#### Environmental Impact (CO<sub>2</sub>) Rating

	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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### Ground Floor

Main area: approx. 48.5 sq. metres (522.5 sq. feet)  
Plus garages, approx. 17.0 sq. metres (182.9 sq. feet)



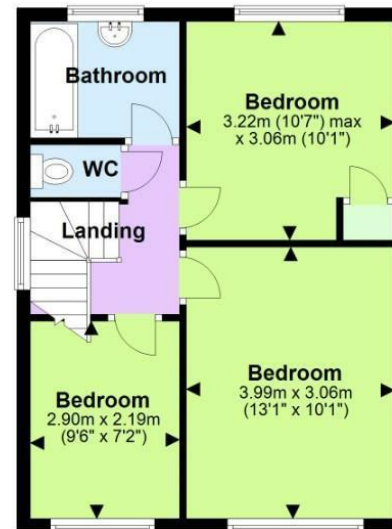
Main area: Approx. 87.7 sq. metres (943.8 sq. feet)

Plus garages, approx. 17.0 sq. metres (182.9 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. 39.1 sq. metres (421.3 sq. feet)



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**