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19 Mountain Ash Crescent

Edwalton | NG12 4GS | Guide Price £350,000

ROYSTON  
& LUND



- Guide Price Range £350,000 - £365,000
- Three Double Bedrooms
- No Upward Chain
- Close To Local Amenities
- EPC Rating B - Freehold
- Three Storey Semi-Detached Home
- Driveway For Two Vehicles & Single Garage
- Downstairs WC
- Annual Estate Charge £115 per annum
- Council Tax Band D





Guide Price Range £350,000 - £365,000 - No Upward Chain

Royston and Lund are delighted to bring to the market this three storey semi-detached home on a highly sought after modern development in Edwalton. The property benefits from off street parking for two vehicles, as well as a single garage and is conveniently situated with local amenities in the nearby area, as well as with fantastic transport links to the nearby area of West Bridgford and the City Centre.



Entering into the hall that benefits from a downstairs WC, there is access into the lounge that features a bay window and built in storage. From the lounge there is an inner hall with stairs to the first floor and a doorway into the kitchen diner at the rear that has fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer, dishwasher and a washing machine.

To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, Wc and wash basin. Finally to the second floor the main bedroom has built in wardrobes and an ensuite shower room. At the rear of the property there is an enclosed lawned garden with fenced boundaries.

There are a range of local amenities nearby including shops and schools as well as easy access to the A52, A46 and M1 as well as being a short distance to West Bridgford and Nottingham City Centre.

Please note there is an annual estate charge circa £115 per annum.

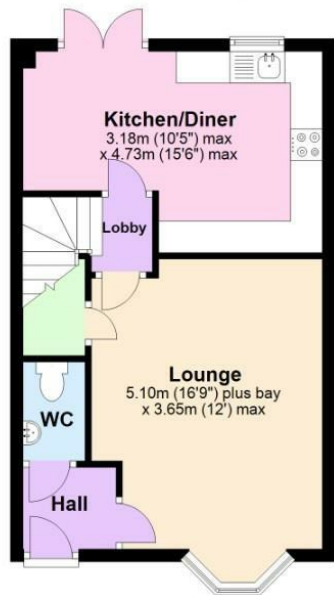


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

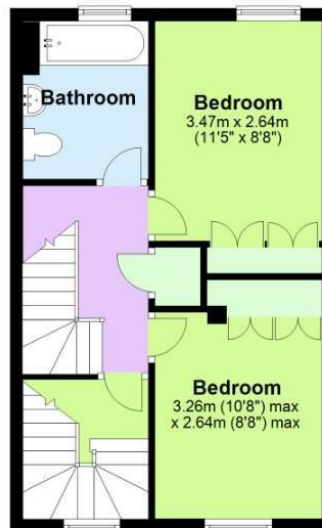
### Ground Floor

Main area: approx. 37.3 sq. metres (401.3 sq. feet)  
Plus garages, approx. 13.4 sq. metres (144.2 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



### Second Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Main area: Approx. 102.8 sq. metres (1106.2 sq. feet)

Plus garages, approx. 13.4 sq. metres (144.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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