



39 Spinney Close

West Bridgford | NG2 6HH | Asking Price £315,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- No Upward Chain
- Two Reception Rooms
- Close To Local Amenities
- EPC Rating D - Freehold
- Off Street Parking
- Potential To Add Value
- Quiet Cul De Sac
- Good Public Transport Links
- Council Tax Band B



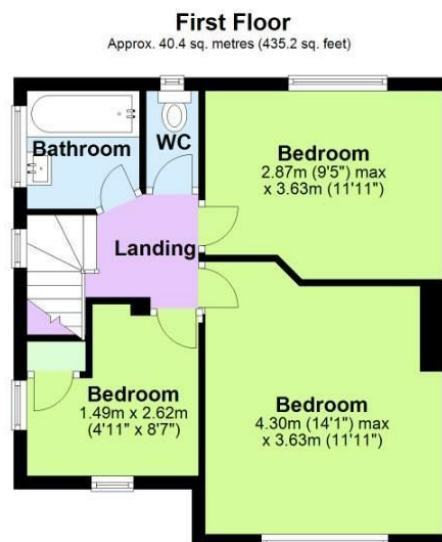
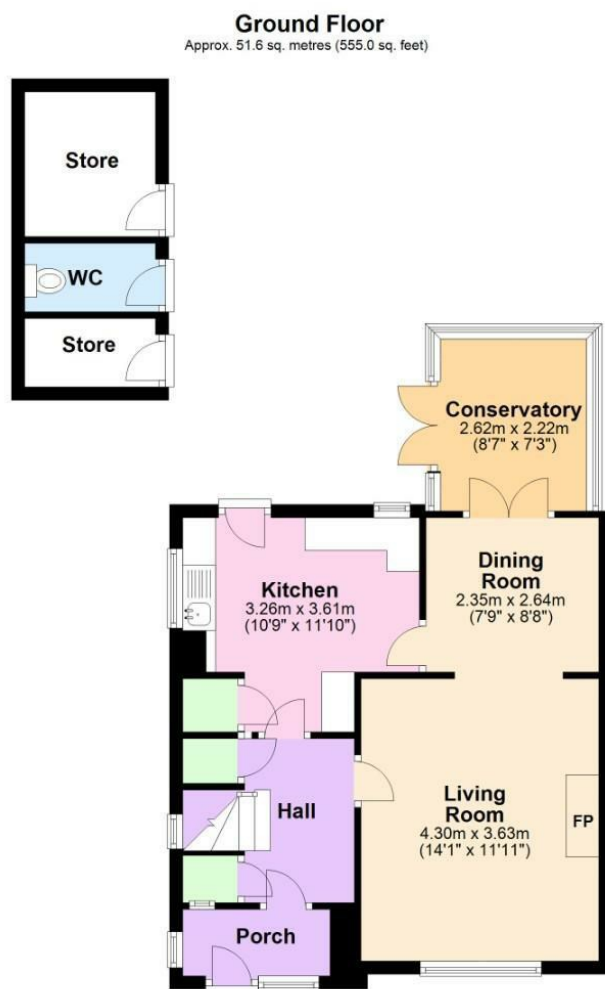


Royston and Lund are delighted to bring to the market this well appointed three bedroom semi-detached home in West Bridgford. Offered to the market with no upward chain and with potential to add value, this property sits towards the end of a quiet cul de sac and has off street parking to the front. Towards the end of the road there is the Alford Road Playing Fields and there are local amenities nearby, as well as fantastic public transport links.

Entering into the hallway that benefits from built in storage, there is access into the lounge, kitchen and stairs to the first floor. The lounge has an archway into a dining room that leads to the conservatory and a kitchen that has further built in storage and space for freestanding appliances.

To the first floor there are two double bedrooms, one single bedroom, a bathroom consisting of a bath with shower overhead, washbasin and a separate WC. To the rear there is external storage, a patio, lawn, mature shrubs and fenced boundaries.





Total area: approx. 92.0 sq. metres (990.2 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		67
(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**