



39 Chantrey Road

West Bridgford | NG2 7NR | Guide Price £399,950

ROYSTON  
& LUND



- Guide Price £399,950 - £425,000
- Three/Four Bedroom Semi-Detached
- Utility Room & Downstairs WC
- Catchment Area For Highly Sought After Local Schools
- EPC Rating D
- Extended & Loft Converted
- Two Reception Rooms
- Walking Distance From Central Avenue
- Freehold
- Council Tax Band C







Guide Price £399,950 - £425,000

Royston and Lund are delighted to bring to the market this extended three/four bedroom semi-detached home in a central West Bridgford Location. The property has been developed over the years with a loft conversion and an extension down the side that has created extra living space, while the property is well presented throughout.



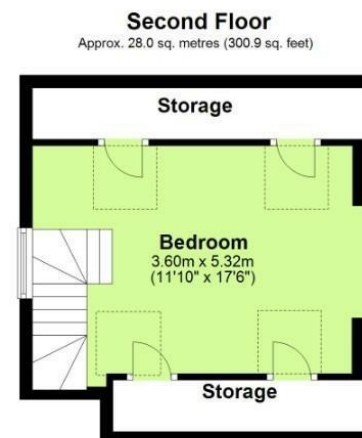
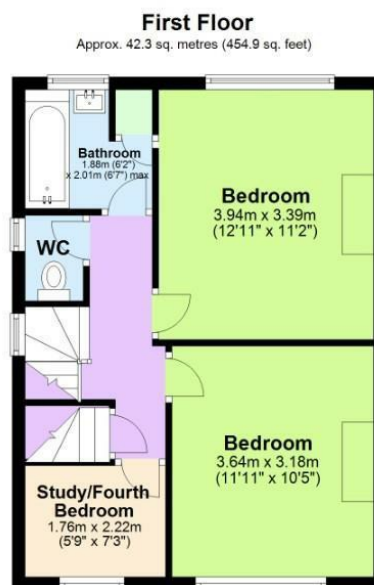
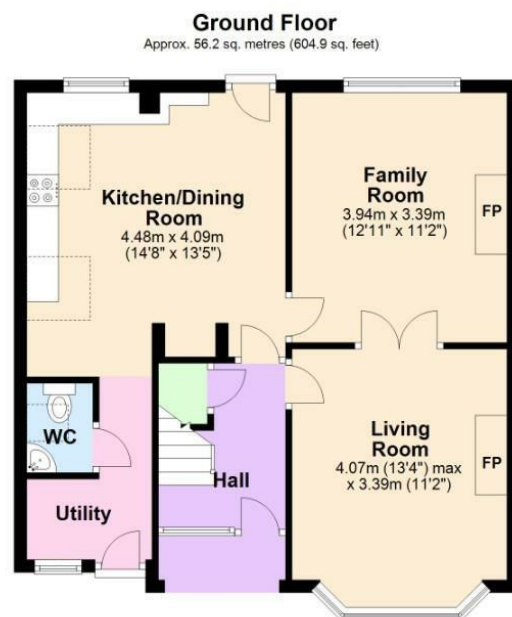
Entering into the hallway that benefits from built in storage, there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge has a bay window to the front, a feature fireplace and there is a further fireplace in the rear reception room. The kitchen diner has an integrated double oven, hob, extractor fan and space for further free standing appliances, as well as access to a utility room and a downstairs WC.

To the first floor there are two double bedrooms, a small single bedroom/study, a bathroom with shower over the bath, wash basin and a separate WC. To the second floor there is a further double bedroom with storage along the eaves and a large window in the gable end, as well as velux windows. To the rear of the property there is an enclosed garden with a raised patio area, lawn, mature shrubs and fenced boundaries.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 126.4 sq. metres (1360.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON  
& LUND