



14 Loweswater Court

Gamston | NG2 6NU | Offers Over £295,000 - £310,000

ROYSTON
& LUND

- OFFERS OVER £280,000
- Two Bedrooms
- Integrated Kitchen Appliances
- Three Piece Bathroom
- Off Street Parking
- Immaculately Presented
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached property in Gamston. Situated a short drive away from numerous amenities such as local shops highly sought after schools, excellent transport links into the city centre, not to mention being a short distance away from central avenue in West Bridgford.

Ground floor accommodation consists of a ample kitchen area with integrated appliances such as an oven, hob and extractor fan. The kitchen also benefits from a corner dining area and under stair storage.

To the first floor we have a generous sized living room, with multiple windows letting in lots of natural light. The living room grants access into the main double bedroom and single bedroom and also leads off into a hallway that has storage and that grants access to the exterior. Continuing through the porchway you enter the three piece suite bathroom.

Facing the property there is the single garage and side gate access to the entrance of the property. The garden area is a lovely space with outdoor seating and a short lawn area. The Garden is a enclosed and privatised by bricked borders.

Leasehold:

999 years 910 years remaining

Ground rent - £50 P/A



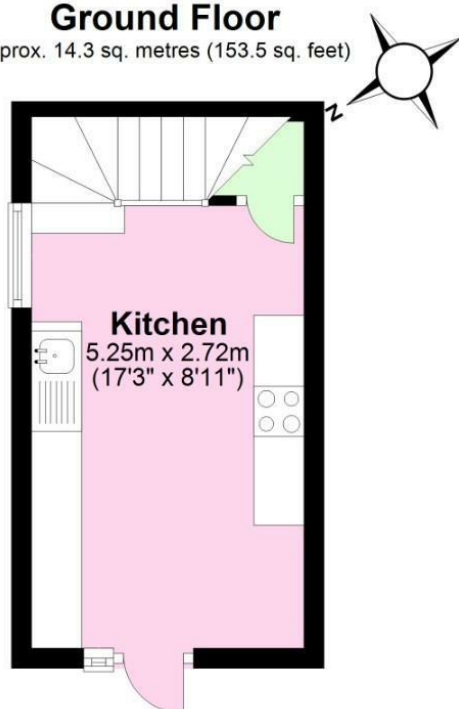


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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

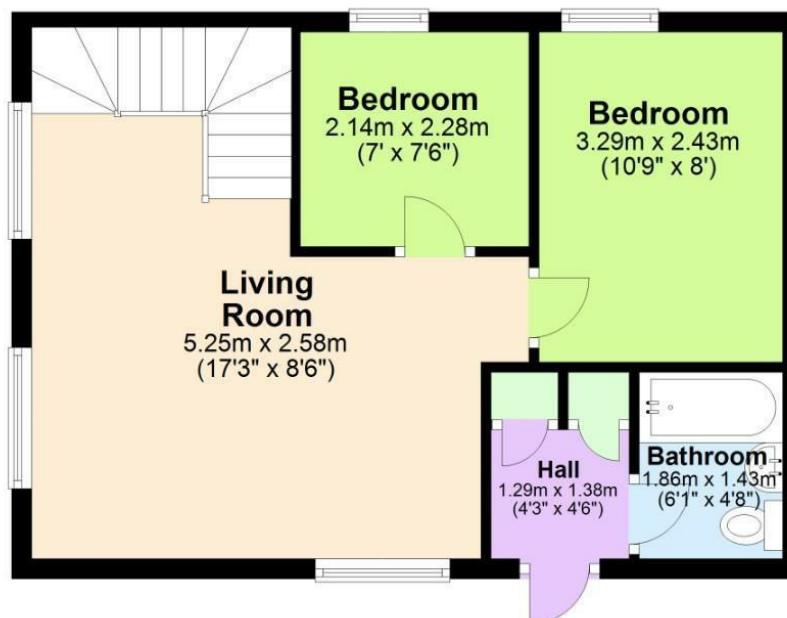
Ground Floor

Approx. 14.3 sq. metres (153.5 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 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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