



27 Wilford Lane

West Bridgford | NG2 7QZ | Guide Price £475,000

ROYSTON
& LUND

- Guide Price Range £475,000 - £500,000
- Four Double Bedrooms
- Kitchen/Diner + Utility & Downstairs WC
- Well Presented Throughout
- EPC Rating D
- Three Storey Semi-Detached Home
- Two Reception Rooms
- Extended To The Rear
- Freehold
- Council Tax Band D





GUIDE PRICE £475,000 - £500,000

Royston and Lund are delighted to offer to the market this wonderfully presented four bedroom, three storey semi-detached home in West Bridgford.

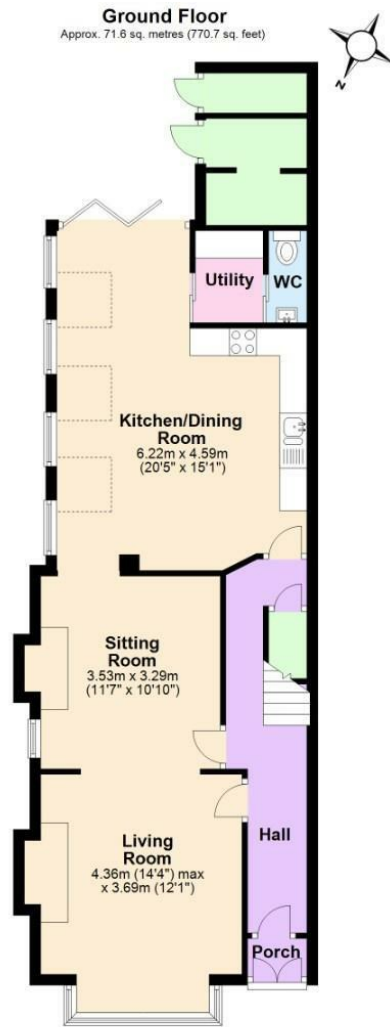
This property is located close to the highly rated schools of the area, as well as the location comprising of excellent transport links such as the local tram and bus stops nearby. The generously sized home can offer comfort for a growing family, but has also been used as a lucrative professional let previously, giving the option for both a family home or investment.

The property has been internally refurbished to a high standard, as well as a rear extension that opens the house up for a more open plan feel. Situated just a stones thrown from the River Trent with views from the front and within easy reach of Central Avenue.

Entering into the hallway, there is access to both reception rooms, kitchen and stairs to the first floor. The lounge area has a bay window to the front, a feature fireplace and a further fireplace within the sitting room. To the rear there is a kitchen/diner with large windows and skylights the run the length of the room, as well as bi-fold doors. The kitchen area has a low level integrated oven, hob and extractor fan with space for further freestanding appliances, as well as a separate utility room and a downstairs WC.

To the first floor there are three double bedrooms and a three piece bathroom, while to the second floor there is a further double bedroom with built in wardrobes and a modern shower room consisting of a double shower, WC and wash basin with light up vanity mirror. To the rear there is a long garden with patio area, two externals brick stores, lawn, mature shrubs, trees and fenced/walled boundaries.





Total area: approx. 157.9 sq. metres (1699.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**