



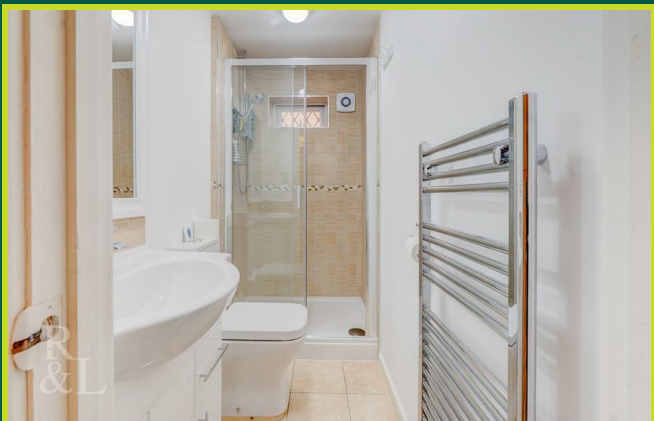
15 Wareham Close

West Bridgford | NG2 7UD | Offers Over £550,000

ROYSTON  
& LUND

- Five Bedrooms
- Integrated Kitchen Appliances
- Ensuite
- Close By To Numerous Amenities
- EPC Rating - C
- Well Presented
- Downstairs Bathroom
- Off Street Parking
- Open Plan Feel
- Freehold - Council Tax Band - E





Royston and Lund are delighted to bring to the market this four/five bedroom detached property situated in the highly sought after location of West Bridgford. With numerous amenities being just a short drive away such as pubs, restaurants and local shops, as well as being in the catchment area for well regarded schools. This property would be perfect for a family or a buy to let.

Ground floor accommodation consists of a generous size living room with front aspect bay window, the living room has been knocked through and extended and now grants access to a bar room, this space also provides access to the rear garden via French opening doors. The kitchen is an ample size with integrated appliances such as oven, hob and extractor fan, the kitchen also benefits from a sleek island top and provides access to the rear garden via french opening doors. The ground floor also boasts of a downstairs three piece bathroom, the garage that has now been converted into a bedroom with storage, along with under stair storage as well.

To the first floor there are four bedrooms. The main bedroom is an ample size with plenty of built in storage space whilst also having the benefit of having an ensuite shower room. Bedrooms two and three are doubles whilst the remaining bedroom is a single that all share a separate three piece suite bathroom.

Facing the property there is excellent parking via large driveway, along with a neatly kept lawn area. The rear of the property offers a low maintenance patio and lawn perfect for the summer months, it is enclosed by fenced borders.





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<sub>2</sub>) Rating

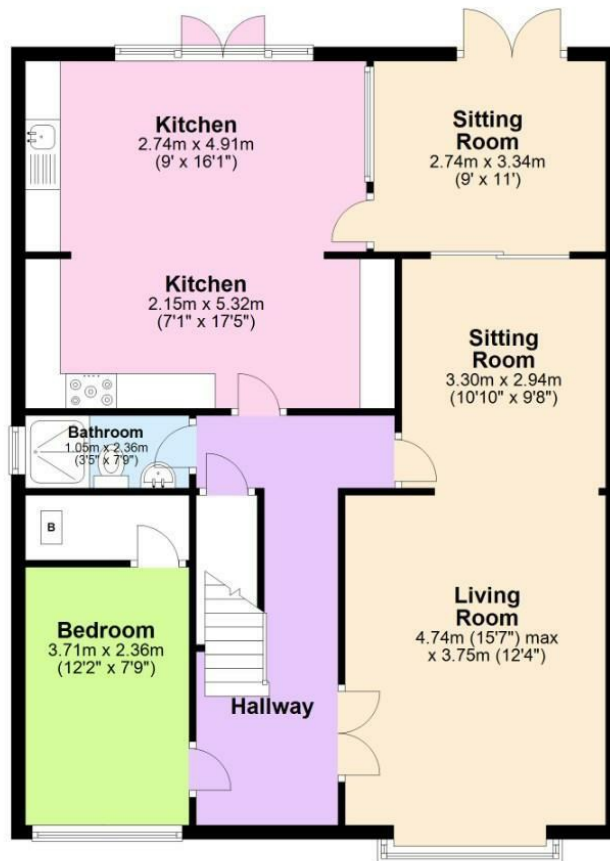
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

ROYSTON  
& LUND

Ground Floor

Approx. 92.1 sq. metres (990.9 sq. feet)



Total area: approx. 146.7 sq. metres (1578.9 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.

First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



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.