



32 Dale Close

West Bridgford | NG2 6LH | Offers Over £260,000 - £265,000

ROYSTON  
& LUND



- OFFERS OVER £260,000
- Integrated Kitchen Appliances
- Built In Wardrobes
- Off Street Parking
- EPC Rating - D
- Opportunity To Put Own Stamp On Things
- Three Bedrooms
- Single Garage
- Amenities Close By
- Freehold - Council Tax Band - B





Royston and lund are delighted to bring to the market this three bedroom end terrace property situated in West Bridgford. With numerous amenities close by such as pubs and shops, as well as being in the catchment area for well regarded schools this property would be a great fit for a growing family or a buy to let.

Ground floor accommodation consists of a kitchen space with an integrated oven hob and extractor fan with room to add further freestanding appliances. The living room is a generous size with a dining area, and has sliding doors leading into the rear aspect sun room, which furthermore allows access to the rear garden.

To the first floor there are three double bedrooms. the main bedroom and second bedroom having the benefit of built in wardrobes. All bedrooms share a four piece suite bathroom consisting of separate bath and shower along with wash basin and WC.

Facing the property there is a driveway with stoned area to to the side and an integral single garage, as well as access to the side of the property through wooden gate that leads to the rear garden. The rear garden is a lawned area enclosed by fenced borders.







Total area: approx. 101.8 sq. metres (1095.3 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) <b>A</b>		<b>67</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 energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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.

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