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&L

12 Boxley Drive

West Bridgford | NG2 7GP | Guide Price £325,000

ROYSTON
& LUND

- **GUIDE PRICE £325,000 ■ NO CHAIN
- - £350,000**
- Three Bedrooms
- Opportunity To Put Your Own Stamp On Things
- Bungalow
- EPC Rating - D
- Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - C





****GUIDE PRICE £325,000 - £350,000****

****NO CHAIN****

Royston and Lund are delighted to bring to the market this three bedroom detached bungalow situated in the highly sought after location of Compton Acres. Located close by to numerous amenities such as pubs, shops and restaurants as well as being in the catchment for well regarded schools.

Interior accommodation consists of a generous size living room with a large front aspect window letting in lots of natural light pieced together with an electric fireplace. The galley kitchen is an ample size with room for freestanding appliances. There are two well proportioned double bedrooms and an ample sized single on offer. All bedrooms share a three piece suite bathroom. There is a conservatory to the rear aspect of the property leading off from bedroom two which further grants access to the rear garden.

Facing the property there is ample off street parking via a double driveway and single integral garage. To the rear there is a lush lawned garden enclosed by fenced borders.



Total area: approx. 108.0 sq. metres (1162.1 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		
	64	86

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**