



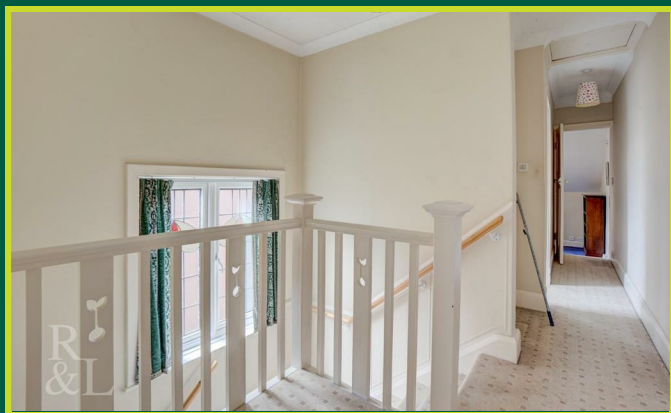
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&L

11 Burleigh Road

West Bridgford | NG2 6FP | Guide Price £645,000

ROYSTON
& LUND

- Guide Price Range £645,000 - £675,000
- No Upward Chain
- Two Receptions
- Gardens And Garage
- EPC D - Freehold
- Detached Family Home
- Four Bedrooms
- Walking Distance to Central Avenue
- Situated in Sought after School Catchments
- Council Tax Band E





Guide Price Range £645,000 to £675,000.

Royston and Lund are pleased to bring to the market this beautiful family home situated on a desirable, residential road within walking distance of West Bridgford Town Centre with numerous shops, restaurants, bars, library, park and within catchment area for highly sought after local schools and within 100 meters of the local bus stop.

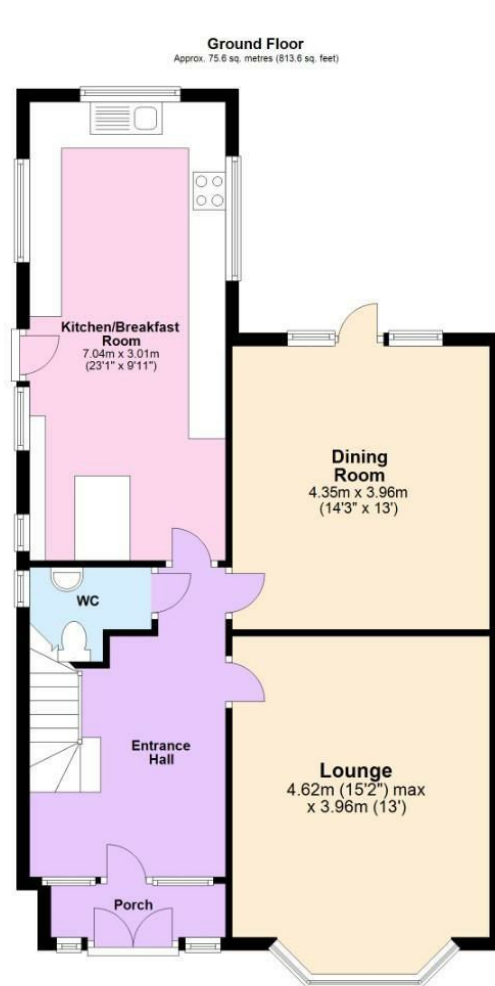


Entering into the impressive hallway we have access into both of the reception rooms, kitchen and stairs to the first floor. The lounge and dining room both benefit from feature fireplaces and the kitchen breakfast room benefits from an integrated oven & grill, gas hob, extractor fan and space for further free standing appliances. From the breakfast area there is access into the rear lobby that allows access into the utility/WC and the driveway at the side.

Upstairs there are four bedrooms and the family bathroom consists of a bath with shower attachment, wash basin, a walk in shower and a separate WC.

Externally, there is a low maintenance garden to the front of the property, off-road parking, a single garage and well stocked enclosed garden to the rear of the property.

An early internal viewing is strongly recommended to fully appreciate all this property has to offer.



Total area: approx. 146.4 sq. metres (1576.1 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		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

**ROYSTON
& LUND**