



6 Firs Road

Edwalton | NG12 4BX | Guide Price £675,000

ROYSTON
& LUND

- ****PLOT SIZE****
- ****HIGHLY SOUGHT AFTER LOCATION****
- ****OPPORTUNITY TO PUT YOUR OWN STAMP ON THINGS****
- Three Bedrooms
- Off Street Paking
- Double Garage
- Ensuites
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - F





****PLOT SIZE****

****DESIRABLE LOCATION****

This property stands in this fantastic plot providing an excellent opportunity for a buyer to put their own stamp on things. Whether it be a restoration project of the current building or a prospective buyer decides to undertake a full rebuild project with the idea of creating their dream home, or even a refurbishment. there are further development opportunities possible, all would be SUBJECT TO PLANNING PERMISSION AND BUILDING REGULATIONS.

Located in Edwalton This property is in the catchment area for well regarded schools and provides easy access to nearby amenities such as pubs, restaurants and local shops via excellent transport links.



EPC

Energy Efficiency Rating

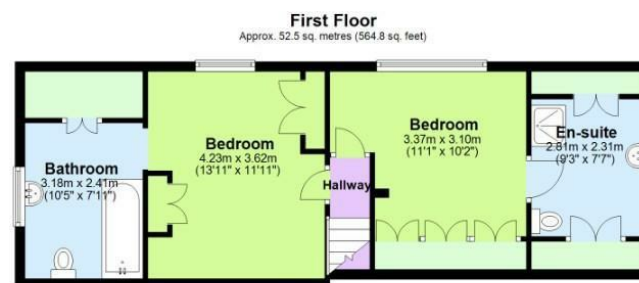
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	82

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



Total area: approx. 199.3 sq. metres (2145.0 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.

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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