



10 Chantrey Road

West Bridgford | NG2 7NR | Guide Price £350,000

ROYSTON
& LUND

- Guide Price Range: £350,000 - £375,000
- South Facing Rear Garden
- Gas central Heating
- EPC D Council Tax B
- Viewing Highly Recommended
- Four Bedrooms
- Open Plan Lounge diner
- No Upward Chain
- Victorian Mid Terrace
- Victorian Terrace





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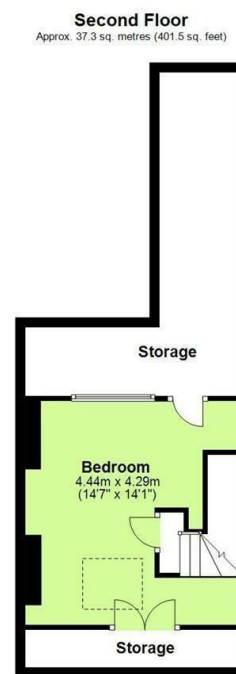
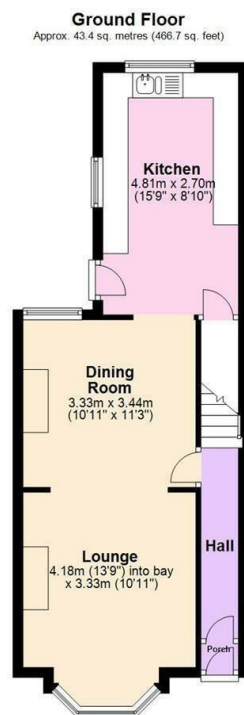
A four bedroom three storey Victorian bay fronted terrace home in West Bridgford that is being sold with no upward chain and benefits from a 25'4 lounge / diner and a low maintenance south facing garden to the rear, and newly fitted combi boiler (2024).

The property is entered through the porch and into the hallway with stairs leading up to the floor. The lounge and dining room have been opened up to create one living area with a bay window to the front and an opening into the kitchen with range cooker at the rear of the property.

To the first floor are three double bedrooms and a three piece bathroom that consists of a p-shaped bath with shower overhead, WC and wash basin. Finally to the third floor is a further double bedroom that has storage in the eaves.

There are gardens to both the front and a south facing rear garden with decking. The property is situated within walking distance of local shops and amenities and close to good transport links into Nottingham city center.







Total area: approx. 123.5 sq. metres (1329.6 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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 (CO ₂) 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 

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