



R
&L

10 Millicent Grove

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

ROYSTON
& LUND

- **GUIDE PRICE - £325,000 - £335,000**
- Three Bedrooms
- Excellent Transport Links
- Permit Parking
- EPC Rating - D
- **EXCELLENT LOCATION**
- Close By To Numerous Amenities
- Separate Utility Room
- Ample Storage Space
- Freehold - Council Tax Band -





****GUIDE PRICE - £325,000 - £335,000****

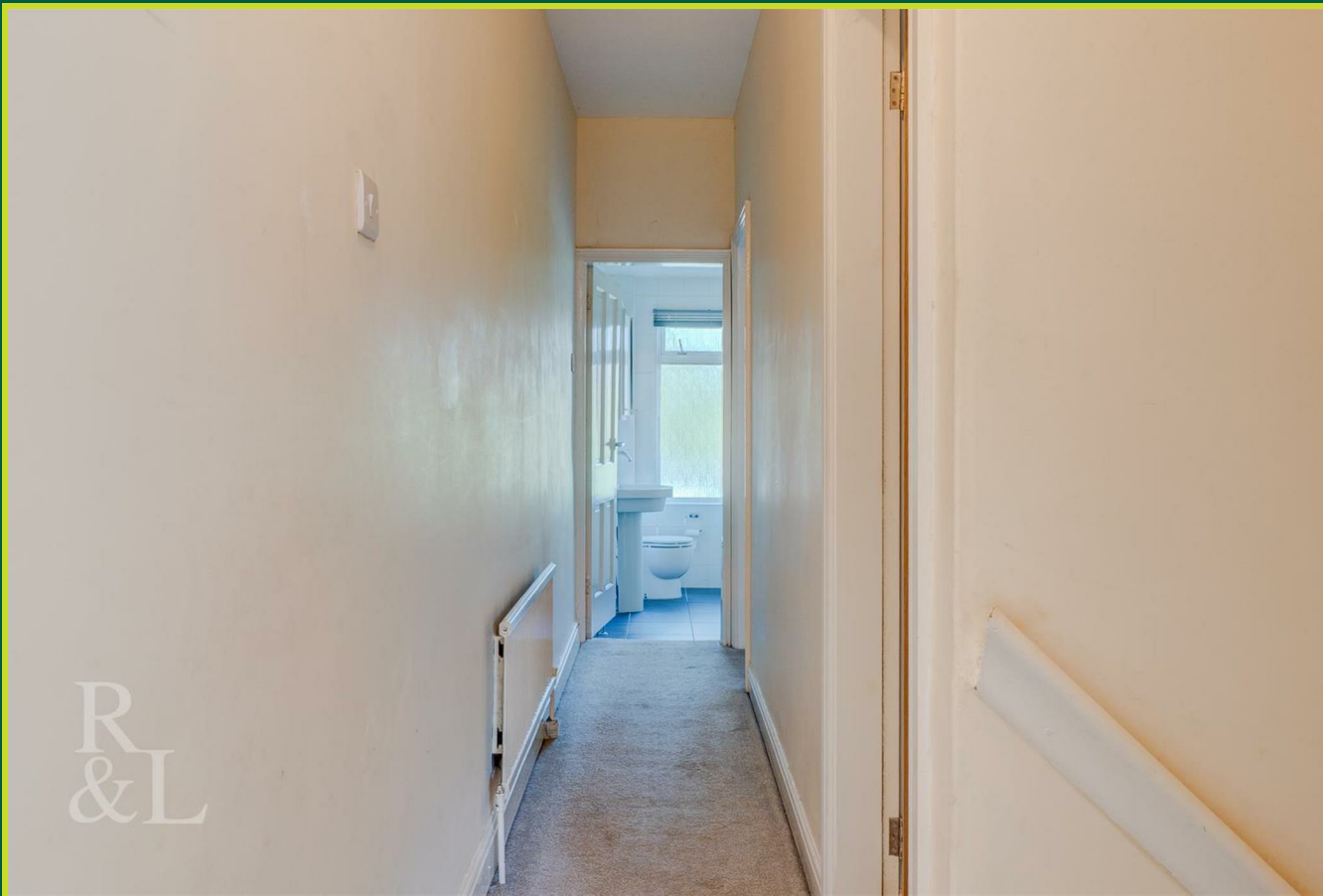
****LOCATION LOCATION LOCATION****

Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in central West Bridgford. Situated within a stone's throw from all the amenities from pubs, bars, restaurants as well as major sporting grounds and also being in the catchment area for well regarded schools. This property would be a great fit for a working couple, growing family or a buy to let.

Interior accommodation consists of a generous size living room upon entry which follows through into an ample size dining room which can accommodate multiple family and friends. The dining room also grants access to a galley kitchen which has room for multiple freestanding appliances. The ground floor also benefits from a separate utility room and under stair storage.

To the first floor there are two well proportioned double bedrooms which both share a three piece suite bathroom consisting of a bath with shower over head along with a WC and washbasin. To the second floor there is a ample sized double bedroom with vaulted ceiling with ample storage space, this bedroom shares the bathroom on the first floor.

Facing the property there is on street permit parking and to the rear there is a low maintenance patioed garden enclosed by fenced borders.



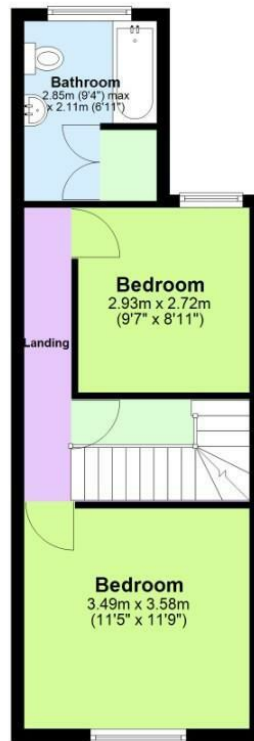
Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.3 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

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