



19 Chestnut Grove

West Bridgford | NG2 7JG | Guide Price £365,000

ROYSTON
& LUND

- **GUIDE PRICE - £365,000**
- Close By To Numerous Amenities
- Downstairs WC
- Well Presented
- EPC Rating - D
- Four Bedrooms
- Integrated Kitchen Appliances
- Catchment Area For Well Regarded Schools
- Excellent Transport Links
- Freehold - Council Tax Band - B





****GUIDE PRICE - £365,000****

Royston and Lund are delighted to bring to the market this four bedroom mid terrace property situated in the highly sought after town of West Bridgford which boasts of numerous amenities such as restaurants, bars and local shops. The property lies within favoured school catchments, with versatile accommodation and a southerly rear aspect garden and backing onto West Park at the rear.

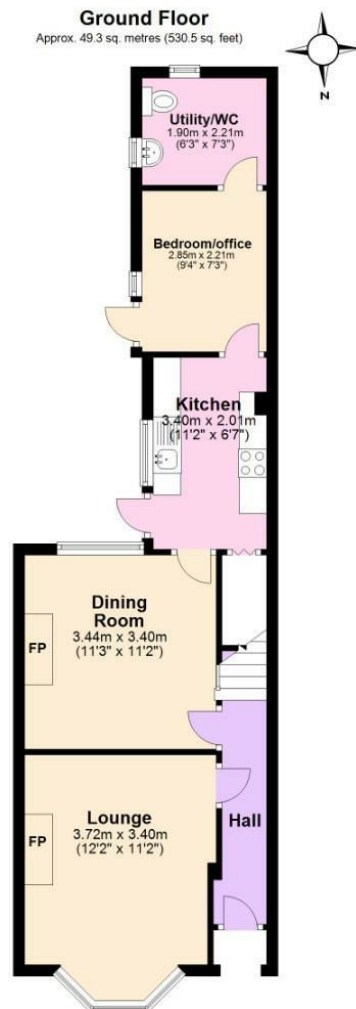
Ground floor accommodation consists of a generous size living room with a front aspect bay window letting in lots of natural light, pieced together with a period correct Victorian fireplace. The dining room is a good size perfect for entertaining family and friends. The kitchen is an ample size with integrated appliances such as a oven, hob and extractor fan. The Ground floor also boasts of a separate utility room/ WC and a fourth bedroom currently being used as an office as well as under stair storage.

To the first floor there are two double bedrooms. Both bedrooms on the first floor share a four piece bathroom.

To the second floor there is the main bedroom which is generous in size and has the benefit of an en-suite shower room.

Outside are gardens to the front and to the rear, with southerly facing aspect, perfect for the summer months.





Total area: approx. 111.0 sq. metres (1195.1 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	60	60
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**