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22 Foxfield Way

West Bridgford | NG2 7ZD | Guide Price £290,000

ROYSTON
& LUND

- EXCELLENT LOCATION
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Well Presented
- EPC Rating - B
- Two Bedrooms
- Downstairs WC
- Allocated Off Street Parking
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - B





****EXCELLENT LOCATION****

Being on the doorstep of numerous amenities on offer such as walking distance from highly sought after schools such as The Becket and The Nottingham Emmanuel School as well as being a short drive to Central Avenue which has a variety on restaurants and pubs as well as local shops, this two bedroom mid terrace property would be perfect for a growing family or a buy to let.

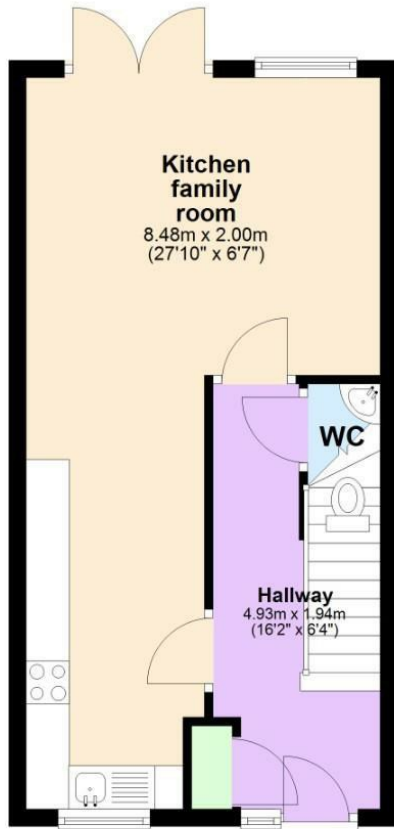
Ground floor accommodation consists of a kitchen with all the integrated appliances such as oven gas hob and extractor fan as well as built in fridge and freezer. The living room is an ample size perfect for the family and benefits from french opening doors giving access to the rear garden. The ground floor also has the convenience of cupboard space, under stair storage and a downstairs WC.

To the first floor there are two well proportioned double bedrooms which both share a three piece suite bathroom consisting of bath with shower overhead, wash basin and WC. Bedroom two also offers over stair storage.

Facing the property there are two allocated parking spaces and to the rear there is a well kept garden with a patio and lawned area which is enclosed by fenced borders.

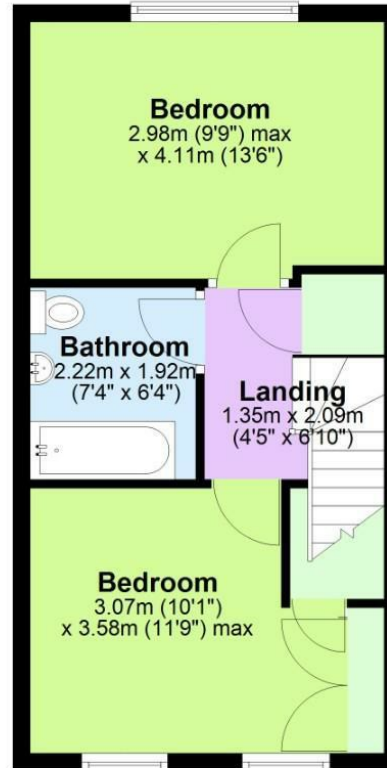
Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 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			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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