



62 Manvers Road

West Bridgford | NG2 6DH | Guide Price £300,000 - £320,000

ROYSTON
& LUND

- **GUIDE PRICE £300,000 - £320,000**
- Two Bedrooms
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- **EXCELLENT LOCATION**
- South facing rear garden
- Integrated Kitchen Appliances
- Close By To Transport Links
- Freehold - Council Tax Band - B





****GUIDE PRICE £300,000 - £320,000****

****LOCATION LOCATION LOCATION****

Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located within walking distance to central avenue West Bridgford. Situated Close by to numerous amenities such as local shops, pubs and bars, as well as having excellent transport links and being in the catchment area for well regarded schools. This property would be an excellent fit for working professionals first time buyers and a high quality buy to let.

Interior accomodation comprises of a generous size living room with a front aspect bay window flooding the room with natural light. The living room lends itself to an ample size dining room with more than enough space to accommodate family and friends, pieced together with a stylish feature log burner. The kitchen is a good size with modern fixtures and fittings with integrated appliances such as an oven, hob and extractor fan as well as a built in fridge and freezer and dishwasher. The kitchen area provides access to the rear garden via French doors.

To the first floor there are two well proportioned double bedrooms, bedroom two having the benefit of built in cupboard space. Both Bedrooms share a three piece suite bathroom.

Facing the property there is on street parking and to the rear there is a low maintenance well kept SOUTH FACING stoned/patioed garden aligned with mature shrubbery which is enclosed by fenced borders.



Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 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		83
(69-80) C		
(55-68) D	62	
(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**