



13 Byron Road

West Bridgford | NG2 6DY | Guide Price £335,000 - £390,000

ROYSTON  
& LUND



- **\*\*GUIDE PRICE\*\*\*\***  
£335,000 - £365,000\*\*
- Three Double Bedrooms
- Loft Conversion
- Refurbished Throughout
- EPC Rating - D
- **\*\*EXCELLENT LOCATION\*\***
- Low Maintenance Rear Garden
- Integrated Kitchen Appliances
- Catchment Area For Well Regarded Schools
- Freehold Council Tax Band - B





GUIDE PRICE £335,000 - £365,000

A recently redecorated THREE bedroom mid terrace property with GARAGE, located in the heart of West Bridgford. Situated a stone's throw away from numerous amenities such as local shops, pubs, bars and restaurants not to mention excellent transport links whilst being in the catchment area for well regarded schools. This property would be an excellent fit for working professionals or a growing family.

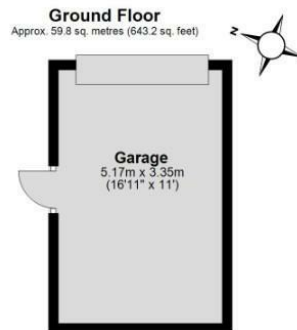
Interior accommodation comprises of a spacious living room and dining room with a front aspect bay window pieced together with an electric fireplace, along with a rear aspect window viewing the back garden. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan with space to add additional freestanding appliances. The kitchen area also benefits from under stair storage.

To the first floor there are two well proportioned double bedrooms. The main bedroom to the front aspect boasting of built in wardrobe space. Both bedrooms share a modern fitted stylish four piece suite bathroom consisting of a bath separate bath and shower along with a wash basin and WC.

To the second floor there is a third bedroom loft conversion boasting of ample space with eave storage and a large skylight flooding the room with natural light.

To the front of the property there is on street parking and to the rear of the property there is a low maintenance decked rear garden perfect for the summer months and single garage which is accessed off Midlands Cottages, there is a yearly charge to the council to use this access. Cost TBC





Total area: approx. 124.0 sq. metres (1334.9 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 misstatement. 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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