



50 Manvers Road

West Bridgford | NG2 6DH | Guide Price £325,000

ROYSTON  
& LUND



- Three Bedroom Terraced
- Open Plan Kitchen-Diner
- Generous Sized Rooms
- High Quality Fitted Blinds
- EPC Rating - D
- Great Location - Just off West Bridgford Central Avenue
- Three Floors
- Loft Conversion
- On-Street Parking
- Council Band Rating - B







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

Resting comfortably in the desirable area of West Bridgford, this end of terrace three floor property offers the perfect blend of character and space.

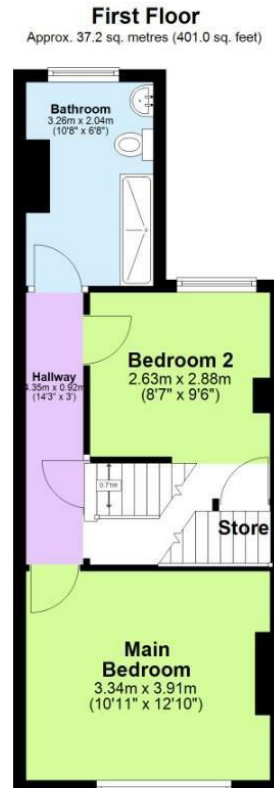
Upon entering, you are greeted by two inviting reception rooms. First, to the right is a relaxing living room space featured with spotlights and a bay window with high quality blinds, allowing for great lighting at all hours. Following onwards through the hallway, is an open plan diner-into-kitchen space; the layout is both practical and welcoming, allowing for a seamless flow between spaces.

To the first floor we find two well-proportioned bedrooms, providing generous accommodation spaces, ensuring comfort for all members of the household. The end of the hallway features a well-appointed bathroom, designed to cater to your daily needs with ease. To the second floor we have a warm and inviting loft conversion bedroom space, fully accustomed with storage spaces on either side.

To the back of this delightful family home, we find a fenced and walled rear garden along with astro-turf, allowing for easy maintenance, so one can enjoy the warm weather rather than weeding and pruning. The front is easy to maintain and offers on street parking.

In summary, this house on Manvers Road presents a wonderful opportunity for a growing family whilst benefiting from its prime location and vibrant community. its excellent amenities, such as shops, restaurants, and parks, are all within easy reach. This home not only offers a comfortable living environment, but also places you in a thriving neighbourhood that is perfect for both relaxation and recreation.





Total area: approx. 107.2 sq. metres (1153.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</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 energy efficient - higher running costs		
	<b>63</b>	

**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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