

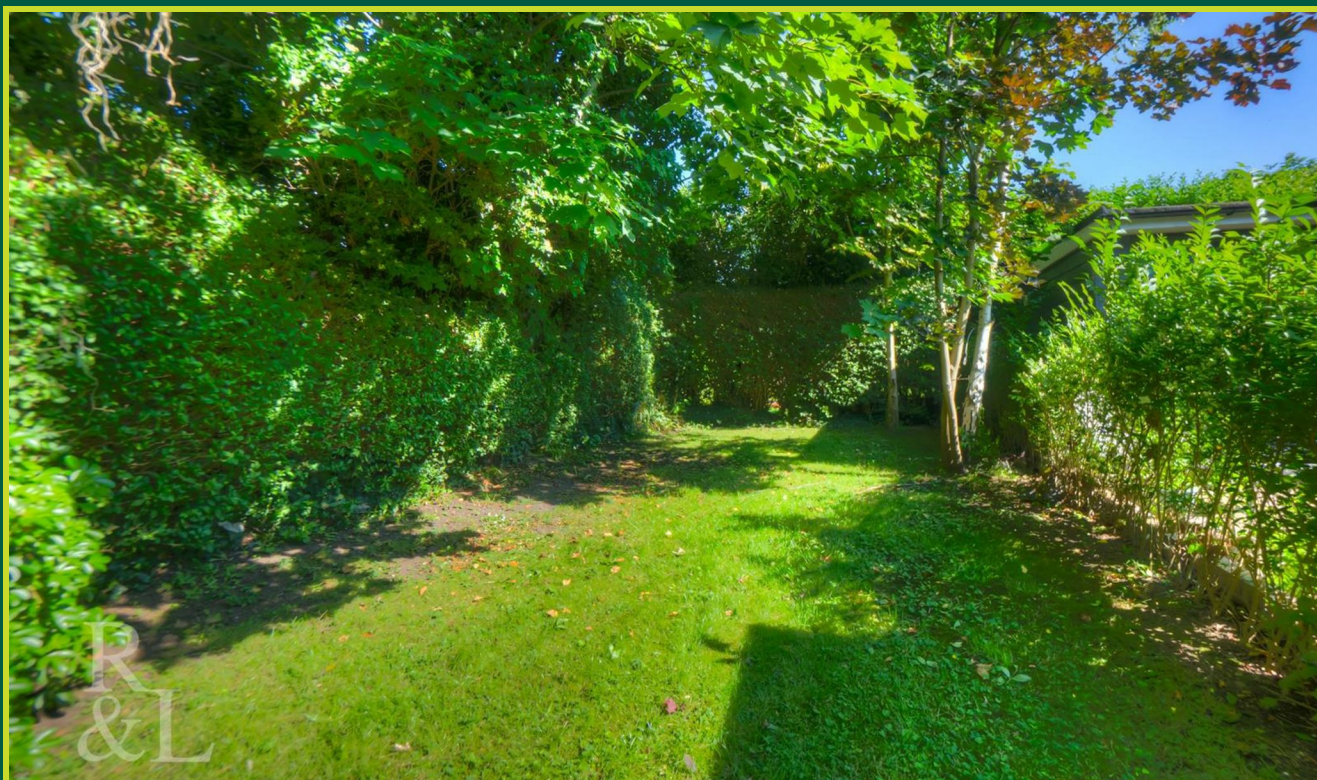


153 Trent Boulevard

West Bridgford | NG2 5BX | Guide Price £395,000 - £425,000

ROYSTON
& LUND

- Guide Price £395,000 - £425,000
- High Quality Let
- Two Reception Rooms
- Bathroom + A Separate WC
- Freehold - EPC Rating E
- Victorian Style Semi-Detached House
- Three Generous Bedrooms
- Long Kitchen With Access To Cellar
- Lovely Rear Garden
- Council Tax Band C





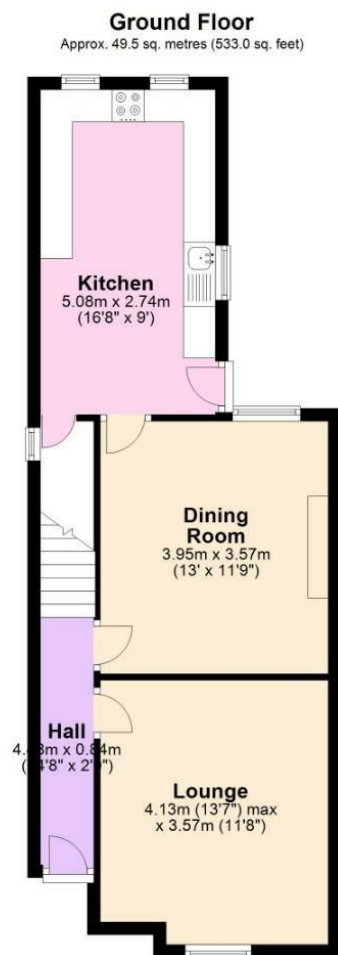
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As you enter, you'll be greeted by a welcoming reception hallway that leads to the ground floor reception rooms: immediately on your right is a large room with period features including coving, original windows etc. Next there is a bright and spacious lounge, with original cast iron fire place ideal for relaxation and accompanying family. The kitchen flows naturally from this room and in turn opens to the garden providing a perfect setting for family meals or summer barbecues. The well-appointed double glazed kitchen, designed with functionality in mind, offers an array of fitted units and ample workspace, complemented by tiling and space for all your appliances. A handy downstairs walk in pantry completes it.

Venture upstairs to discover three lovely bedrooms, including two generously sized doubles on the 1st floor that provide a main bedroom with original cast iron fireplace, dado & picture rails and the 2nd double bedroom overlooking the garden, ideal as a home office or nursery or perhaps guest room offering ample space for family members or guests. The stylish family sized bathroom on the same floor houses the safety tested combi boiler tidied away in a cupboard and features a classic three-piece suite in timeless white, complete with a low-level WC, pedestal wash hand basin, and a paneled bath equipped with a new electric shower and a sleek shower screen, upgraded completed in 2024 and double glazed window with large radiator ensure a modern touch & a warm temperature on the winter mornings.

The home benefits from double glazing throughout, including trickle vents for improved ventilation. There is an ample size rear garden perfect for afternoons spent outdoors. Attracting animals from the nature reserve. There's potential to pave the front garden for additional off-road parking, but ease of on street parking. The rear garden is an ample size with mature trees and a lawned area, enclosed by fenced borders.





Total area: approx. 127.5 sq. metres (1372.7 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 | | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
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