



34 Sandon Street

New Basford | NG7 7AN | Guide Price £200,000 - £215,000

ROYSTON
& LUND

- Guide Price Range £200,000 - £215,000
- Two Double Bedrooms
- Fully Fitted Kitchen
- Converted Loft Space With Eaves Storages - Cellar With Store
- Freehold - EPC Rating E
- Semi-Detached House In New Basford
- Two Reception Rooms
- Bathroom With A Three Piece Suite
- Garden With Block Paving, Lawn & Plants/Shrubs
- Council Tax Band A





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Royston & Lund are pleased to present this well-presented semi-detached house located in New Basford. The property is located within close proximity of plentiful amenities which include a range of amenities such as local shops, cafes, schools, and parks, along with healthcare facilities. The area is well-served by public transport, providing easy access to Nottingham city center.

Stepping into the property you are greeted by the hall which provides access to the accommodation throughout. The ground floor benefits from a lounge with a bay window to the front, versatile dining room and a kitchen which includes a range of fitted units and a door into the garden.

To the first floor there are two double bedrooms. The bedrooms are complemented by the bathroom which features of a three piece white suite consisting of a wash basin, WC and a bath with an overhead shower. The property also benefits from a converted loft space which gives further access to useful eaves storage. Lastly, there is a two roomed cellar which provide additional store.

Outside, there is the well-maintained garden which comprises of block paving, lawn space and various plants/shrubs.





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.

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(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		

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