



2 Belgrave Mews

West Bridgford | NG2 7SX | Guide Price £550,000

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& LUND

- Guide Price £550,000 To £575,000
- Four Bedroom Detached House
- Three Bathrooms Including En-suite
- Quiet and Peaceful Neighbourhood
- EPC Rating - C
- Spacious Attached Garage & Drive
- Great Potential for Extensions
- Ample Size Garden
- Local Amenities Including Restaurants and Shops
- Council Tax Band - E





GUIDE PRICE £550,000 - £575,000

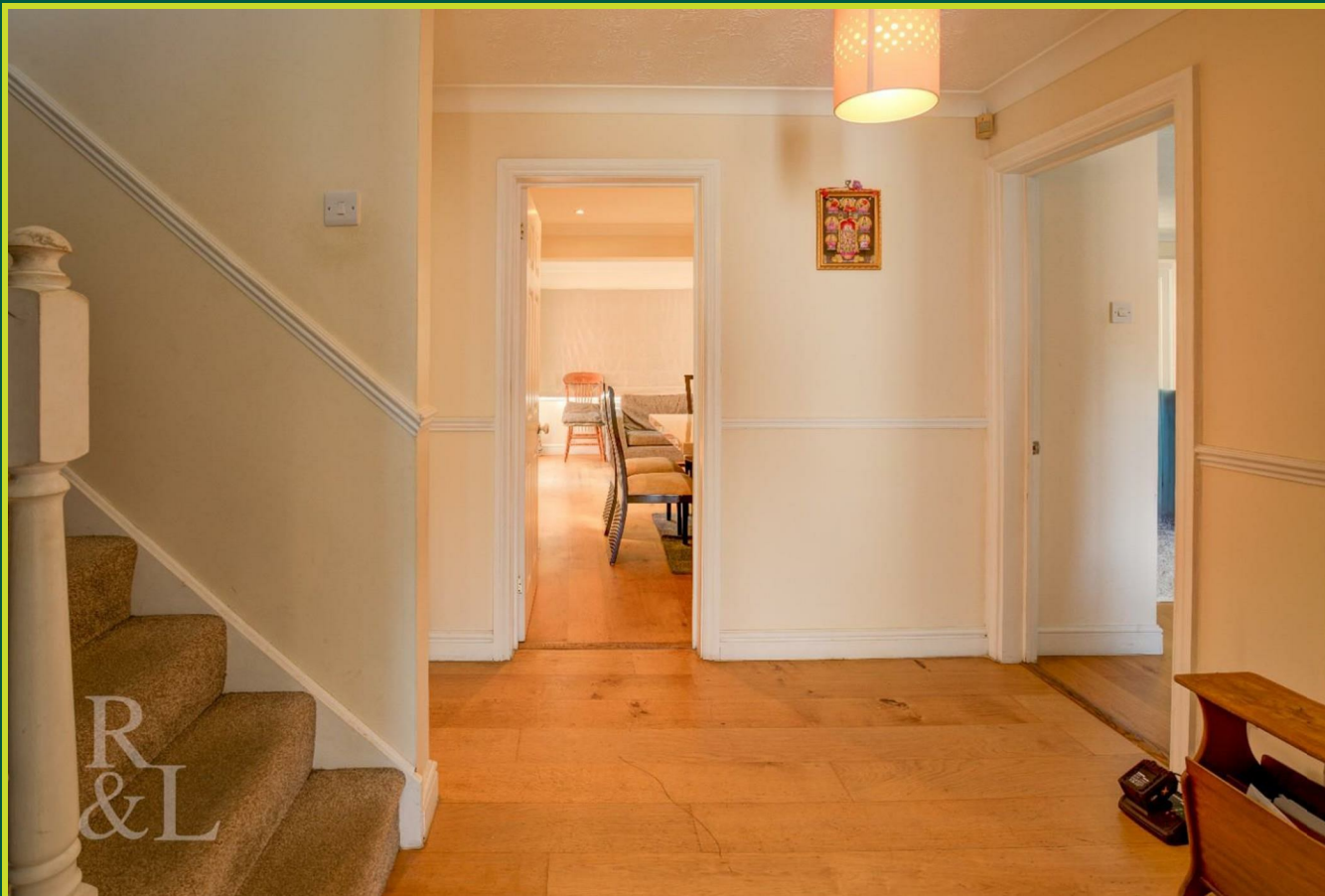
Royston & Lund are delighted to present you Belgrave Mews of West Bridgford - a splendid detached house that provides the perfect blend of space and convenience.

Coming through the hallway, we have a generous and spacious open-plan dining area that is simply full of potential. Connecting this diner on two sides, is the living room, this internal structure provides versatile spacing for both relaxation and entertainment; The sizable kitchen also benefits from extra use with its openly attached utility space. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these giving areas will cater to all of your needs.

To the first floor, we find four generously sized bedrooms, this layout expresses its idealness for families that seek ample space to grow and thrive. The two well-appointed bathrooms (including an en-suite) this floor ensures convenience for all residents, making morning routines a breeze.

West Bridgford is renowned for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. The area is also well-connected to Nottingham city centre, offering a perfect balance of suburban tranquility and urban convenience.

This property is not just a house; it is a place where memories are made. With its desirable location and spacious living areas, it presents an exceptional opportunity for those looking to settle in a thriving neighbourhood. Do not miss the chance to make this delightful home your own.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81

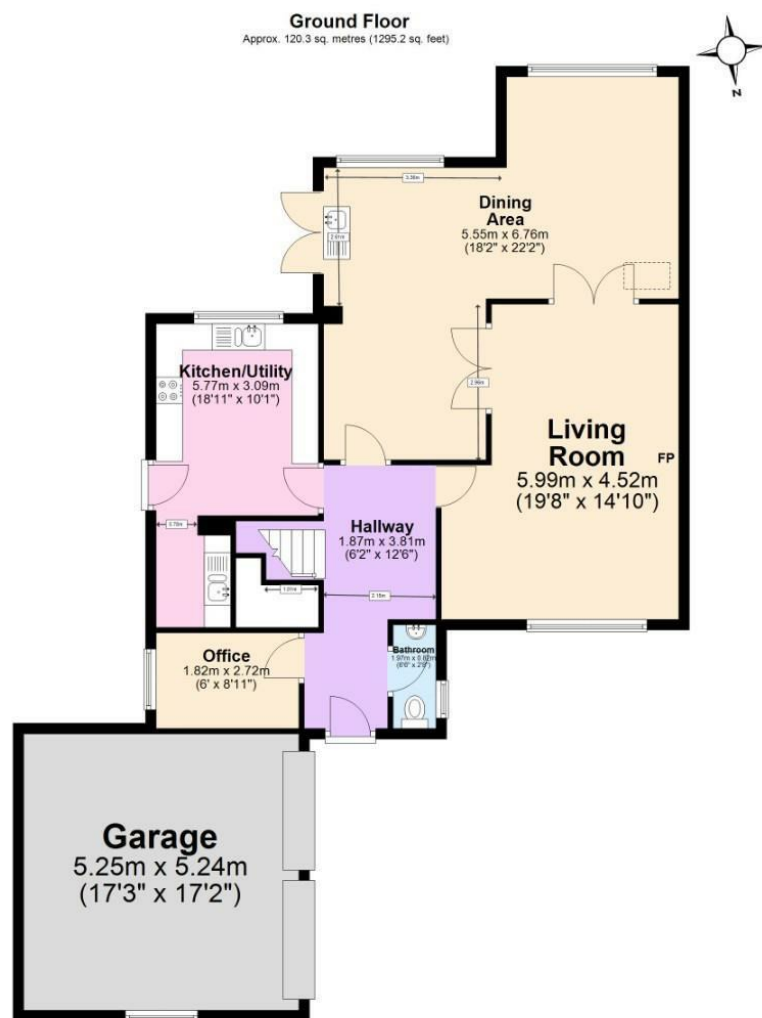
England & Wales EU Directive 2002/91/EC

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

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Total area: approx. 179.3 sq. metres (1929.8 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.

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