



14 Ashridge Way

Edwalton | NG12 4FL | Guide Price £365,000

ROYSTON  
& LUND



- Three Bedrooms
- Ensuite Shower Room
- Close By To Numerous Amenities
- Integral Garage That Can Also Be Accessed From The Rear
- EPC Rating - D
- NO CHAIN
- Built In Wardrobes
- Really Well Presented
- Integrated Kitchen Appliances
- Freehold - Council Tax Band - D





**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this three bedroom detached property located in the desirable Edwalton. Situated close by to numerous amenities and being a short drive from Central Avenue where there are local shops, pubs, restaurants, not to mention this property being in the catchment area for well regarded schools and having excellent transport links. This property would be a great suit for a growing family.

This property is offered for sale with no upward chain and benefits from a newly installed gas boiler with a 10 year manufacturer's warranty.

Interior accommodation comprises of a hallway upon entry which sits a downstairs WC and stairs to the first floor. The entrance hall leads to the two generous size reception rooms, the first being the living room which is a great size for the family. Moving through the living room you come into the the dining area which also grants access to the rear garden via a sliding door. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan, with room to fit further freestanding. The kitchen provides further access to the rear garden via a side door. The ground floor also benefits from an under stair pantry.



To the first floor there are three well proportioned bedrooms. The main bedroom being a double with the benefit of an ensuite shower room and built in wardrobes. The second bedroom additionally being a double and having the convenience of built in wardrobe space. The third bedroom is an over stair single. All three bedrooms share a three piece suite bathroom consisting of a bath along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway and a single integral garage with electric remote controlled roller door. To the rear of the property there is a generous size garden with a patio space, perfect for summer seating, leading onto a lawn space which is bordered and enclosed by fenced borders.





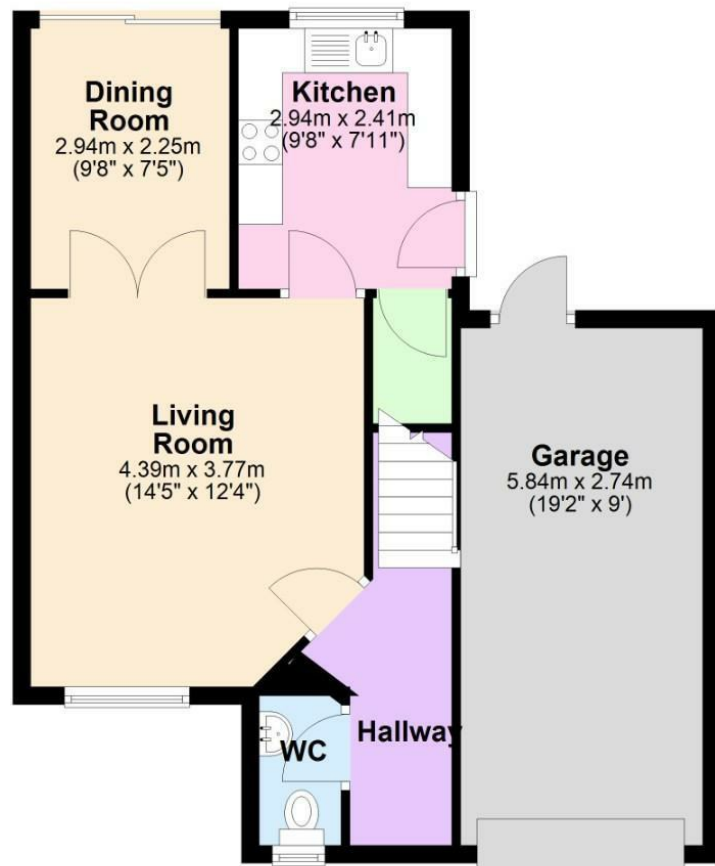
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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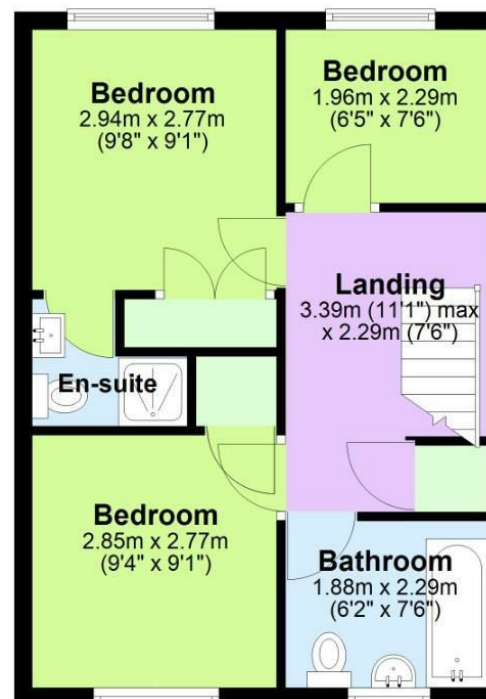
## Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 94.2 sq. metres (1013.7 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.