



74b Digby Avenue

Mapperley | NG3 6DY | Price Guide £275,000

ROYSTON
& LUND

- **GUIDE PRICE £275,000 - 299,950**
- Immaculately Presented Throughout
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - B
- Two Well Proportioned Double Bedrooms
- Integrated Kitchen Appliances
- Ample Off Street Parking
- EPC Rating - D
- NO UPWARD CHAIN





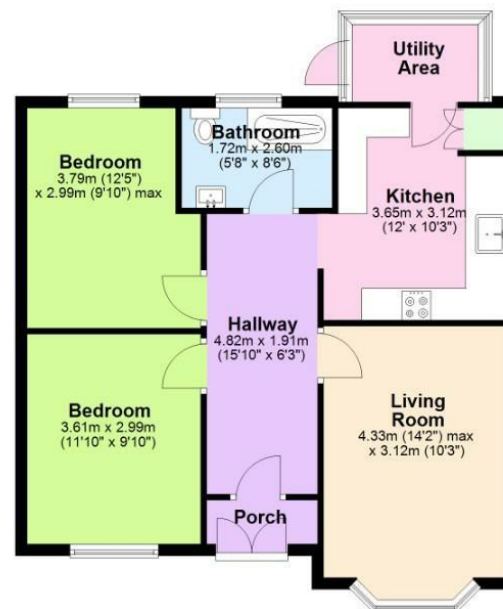
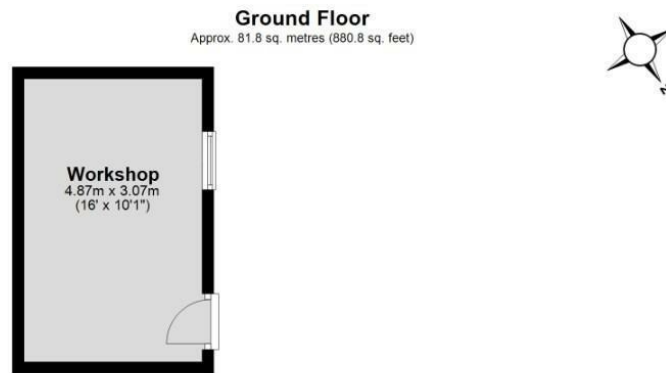
****GUIDE PRICE £275,000 - £299,950****

Royston and Lund are delighted to bring to the market this two bedroom detached corner plot bungalow located in the highly sought after area of Mapperley. Situated close by to numerous amenities such as local shops and pubs, as well as being in the catchment area for well regarded schools, this property would be a great fit for a growing family or buyers wanting to downsize.

Interior accommodation comprises of a main hallway upon entry which leads off into the reception rooms and bedrooms. The living room is a generous size with a front aspect bay window flooding the room with natural light. The kitchen is an ample space with integrated appliances such as an oven, hob and extractor fan with more than enough room to fit freestanding appliances, the kitchen boasts further barstool seating space and provides access to the rear aspect utility room that furthermore provides access to the rear garden. Both bedrooms are well proportioned doubles that both share a modern fitted three piece shower room.

Facing the property, there is ample off-street parking due to two single driveways that are situated on both sides of the property. To the rear of the property that is a beautifully kept landscaped garden with seating and pond area, well maintained shrubbery and stone work with a shed/workshop to the left aspect, fully insulated with sockets, lighting and workbench perfect for the DIY enthusiast. The rear garden itself is enclosed by fenced borders.





Total area: approx. 81.8 sq. metres (880.8 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(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
		

**ROYSTON
& LUND**