



38 Crosby Road

West Bridgford | NG2 5GH | £400,000

ROYSTON
& LUND

- GUIDE PRICE £400,000 - £425,000
- Close By To Numerous Amenities
- Cellar Space
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C
- Three Double Bedrooms
- Excellent Transport Links
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - F
- Highly Sought After Location





GUIDE PRICE OF £400,000 - £425,000

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Central West Bridgford. Situated close by to numerous amenities being a stone's throw away from central avenue where there are local shops, pubs, restaurants and independent cafes, not to mention this property having excellent transport links and being in the catchment area for highly sought after schools. This property would be a great fit for a growing family.

Ground floor accommodation is comprises of a generous size living room with a front aspect bay window flooding the room with natural light. The dining room is ample in size with a rear aspect bay window and period correct coving. The breakfast room comprises of built in storage space to the rear aspect and access to the cellar. The kitchen is found to the back of the property and has more than enough room to add freestanding appliances.

To the first floor there are three well proportioned double bedrooms. The main bedroom located to the front aspect of the house and benefitting from a large bay window. Bedroom two has built in storage space. All three bedrooms share a three piece suite bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking and a small courtyard area leading to the front door. The rear garden is immaculately kept with flower beds and mature shrubbery, area for summer seating along with lawn space and greenhouse.



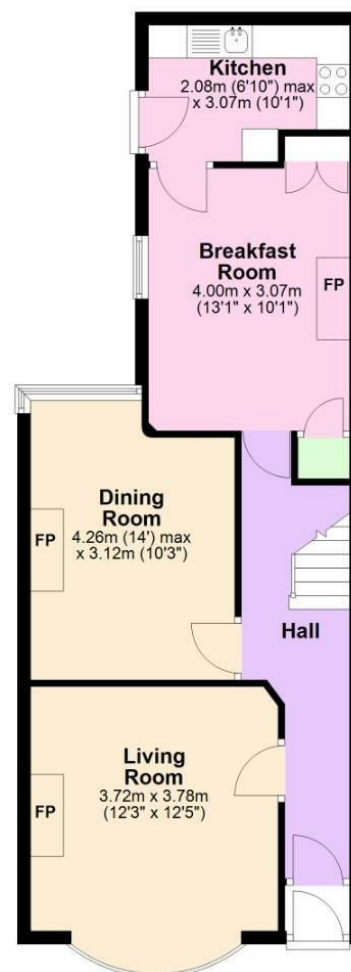


EPC

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		
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		

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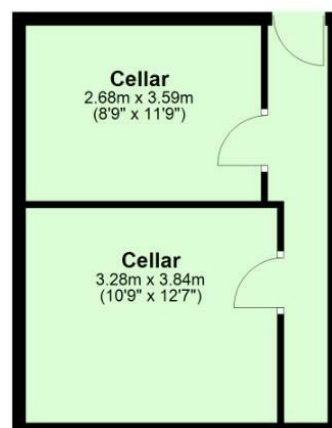
Ground Floor
Approx. 57.2 sq. metres (616.1 sq. feet)



First Floor
Approx. 56.2 sq. metres (604.5 sq. feet)



Basement
Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 141.3 sq. metres (1521.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.