



9 Edwinstowe Avenue

West Bridgford | NG2 6EA | Offers In Excess Of £240,000

ROYSTON
& LUND

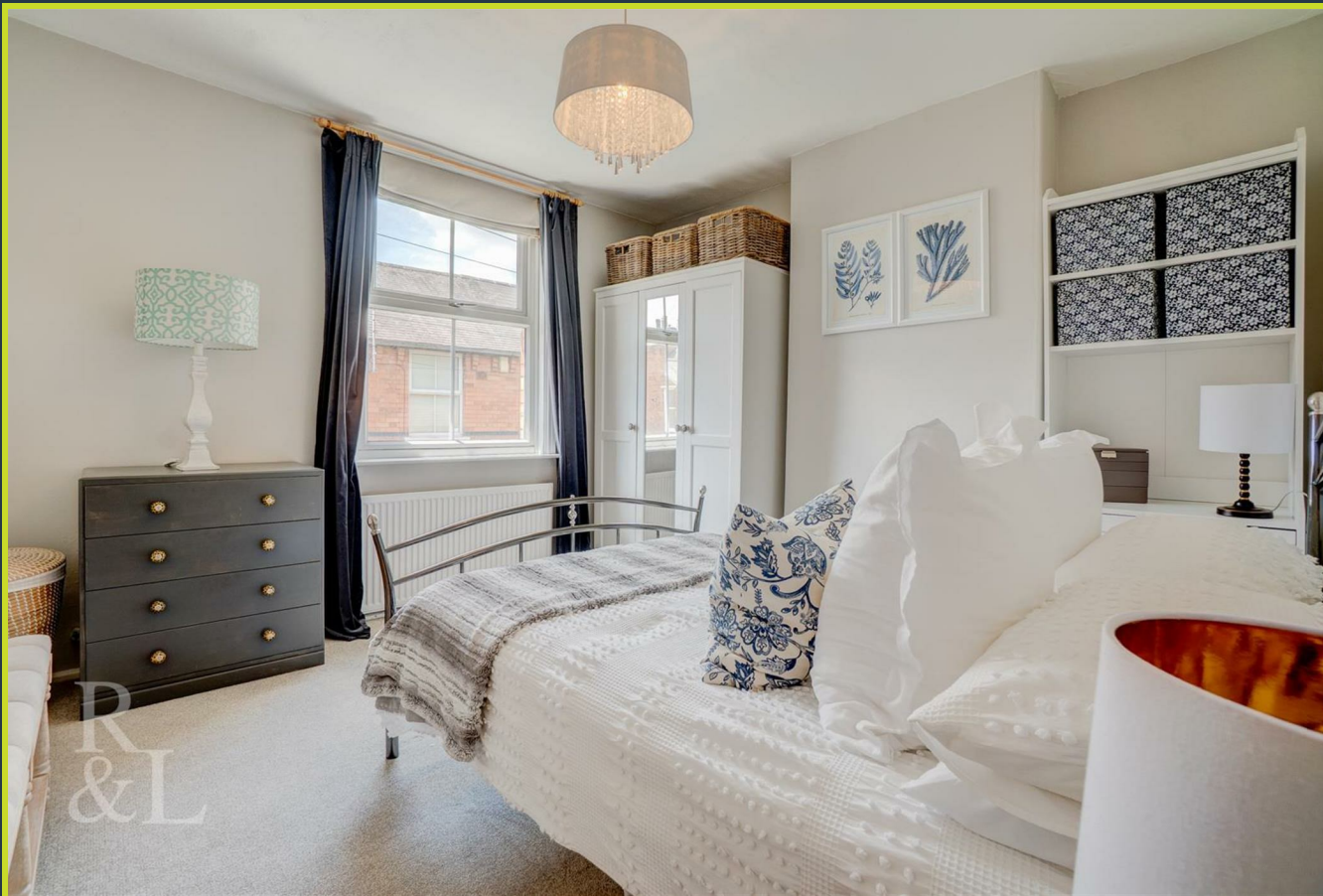
- NO UPWARD CHAIN
- Immaculately Presented
- Modern Three Piece Bathroom
- Quiet Quaint Location
- EPC Rating - D
- Two Double Bedrooms
- Open Plan Feel
- Under Stair Pantry
- Stones Throw From Numerous Amenities
- Freehold - Council Tax Band - B





****NO UPWARD CHAIN****

An immaculately presented two bedroom mid terraced period cottage nestled in a lovely quiet location within a short walking distance of West Bridgford Town Centre. Amenities are situated right on your doorstep such as bars, restaurants as well as park walks, excellent transport links into the City Centre and to the surrounding villages and in the catchment are for well regarded schools. This property is a great fit for first time buyers or a growing family.



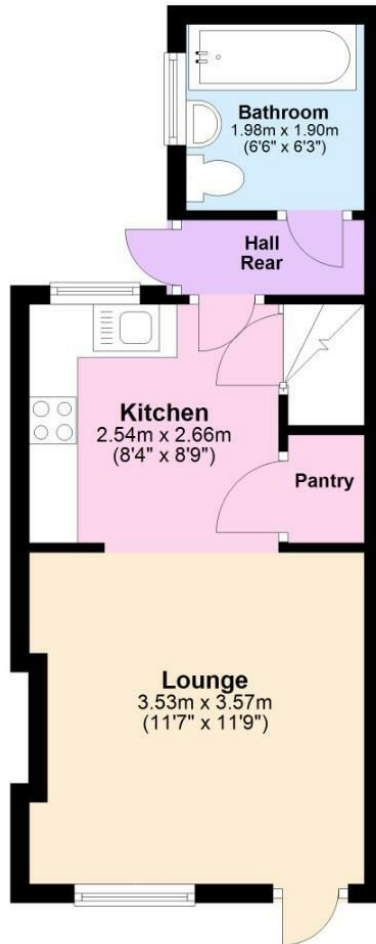
Ground floor accommodation comprises of a generous size living room upon entry with a front aspect window flooding the space with natural light which leads into the kitchen dining room through an opening creating an open plan feel. The kitchen has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The ground floor also boasts of an under stair pantry and a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC which is positioned to the rear aspect.

To the first floor there are two well proportioned double bedrooms that share the bathroom on the ground floor.

The entrance is just off Clumber road down a quiet pedestrian sidestreet granting access to Edwinstowe Avenue properties. To the rear of the property there is a courtyard garden area for summer seating and two outhouses perfect for storage.

Ground Floor

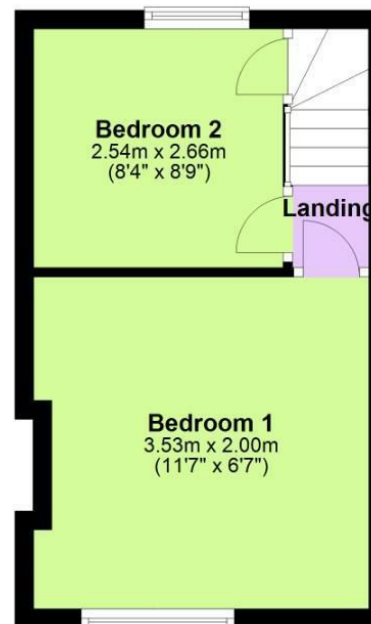
Approx. 27.4 sq. metres (294.7 sq. feet)

Total area: approx. 49.1 sq. metres (529.0 sq. feet)

First Floor

Approx. 21.8 sq. metres (234.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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		

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.

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