



30 Lansdowne Drive

West Bridgford | NG2 7FJ | Guide Price £270,000

ROYSTON
& LUND

- **GUIDE PRICE £270,000 - £290,000**
- Close By To Numerous Amenities
- Opportunity To Put Your Own Stamp On Things
- Low Maintenance Rear Garden
- Freehold Council Tax Band - B
- Integrated Kitchen Appliances
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- EPC Rating - D





****GUIDE PRICE £270,000 - £290,000****

Royston and Lund are delighted to bring to the market this three bedrooms midterrace property located in West Bridgford. Situated close by to numerous amenities such as well regarded local schools, local shops and having excellent transport links into the heart of West Bridgford and into the City Centre. This property would be an excellent fit for a growing family or a buy to let.

Interior accommodation comprises of a generous size kitchen diner with integrated appliances such as an oven, hob and extractor fan with ample space to fit further freestanding. The living room is a good size with front and rear aspect windows flooding the room with natural light. The ground floor further boasts a downstairs WC and under stair storage.

To the first floor there are three bedrooms. The main bedroom and bedroom two are both well proportioned doubles. Bedroom three is a single.

Facing the property there is on street parking with a wooden gate opening up into a garden and patio area leading to the front door. To the rear garden there is ample lawn space which is enclosed by fenced borders.



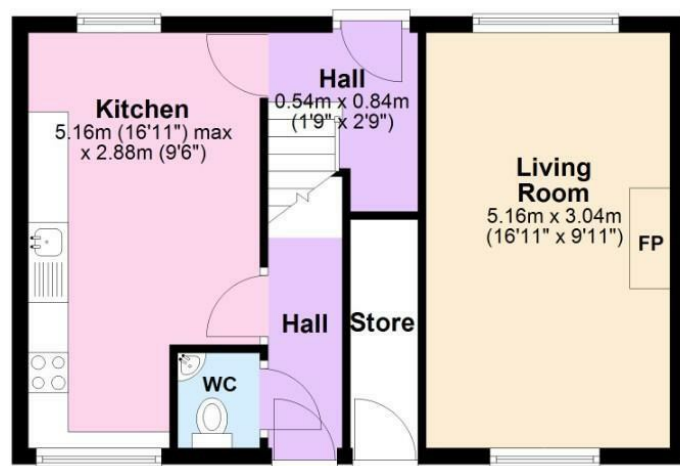


EPC

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		
	68	80
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		

Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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