

# SUPERIOR HOMES

## ROYSTON & LUND



# 22 Richmond Road

West Bridgford | NG2 5GD

Guide Price £380,000

A beautiful Victorian end terrace positioned at the bottom of a cul de sac having a larger than average plot where there is a good sized front garden (offering potential for off road parking subject to planning and highway consent) sits this fully modernised and landscaped immaculately presented three bedroom end terrace property located in West Bridgford.

Situated close by to numerous amenities being less than a ten minute walk from Central Avenue where there are local shops, restaurants and delis, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and Nottingham Train Station. This property would be a great fit for a growing family or for first time buyers.

Ground floor accomodation comprises of an entrance hall that leads into the main reception rooms and stairs to the first floor. The living room is an ample size with two front aspect windows flooding the space with natural light which flows into an adjoining dining area leading you into the kitchen. The kitchen is brand new from Howdens and has a 3 year guarantee and is a generous size with integrated kitchen appliances such as an oven, hob and extractor fan along with a built in fridge and freezer with more than enough room to add further freestanding appliances. The kitchen has access to under stair storage through bifold doors and has a side exit granting access to the rear garden.





- NO UPWARD CHAIN
- End Of Cul De Sac
- Three Well Proportioned Double Bedrooms
- Fully Refurbished Contemporary Modern Living
- Four Piece Suite Bathroom
- Integrated Kitchen Appliances
- Potential For Ample Off Street Parking
- Fully Serviced Bosch Combi Boiler And Super Fast Fibre Optic Broadband
- Classic Victorian End Terrace Property
- EPC Rating - D Freehold - Council Tax Band - B



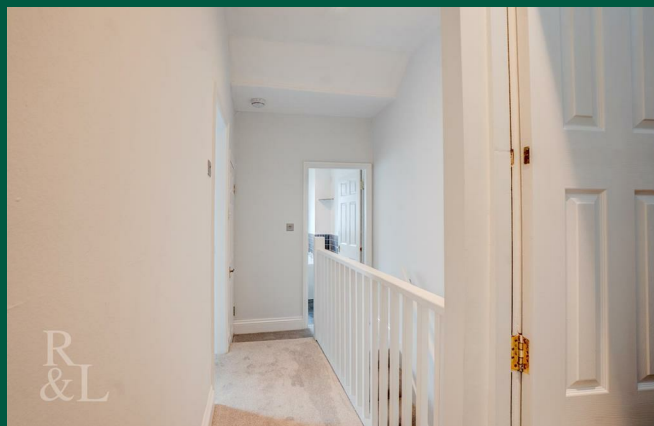
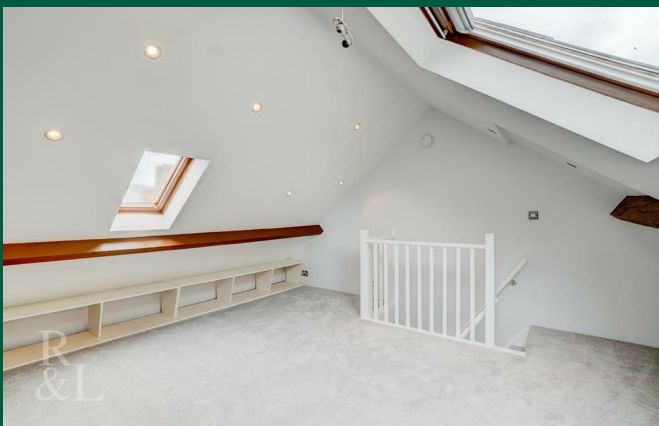


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To the first floor there are two well proportioned double bedrooms. The principle bedroom having two windows to the front elevation and also benefiting from built in full width sliding door wardrobes. Bedroom two is a further double and both bedrooms share an immaculately presented four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.



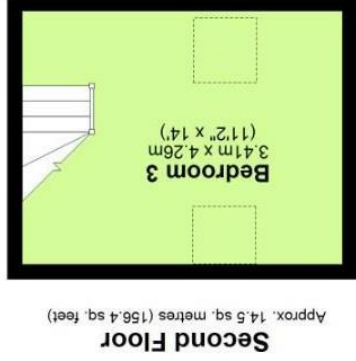
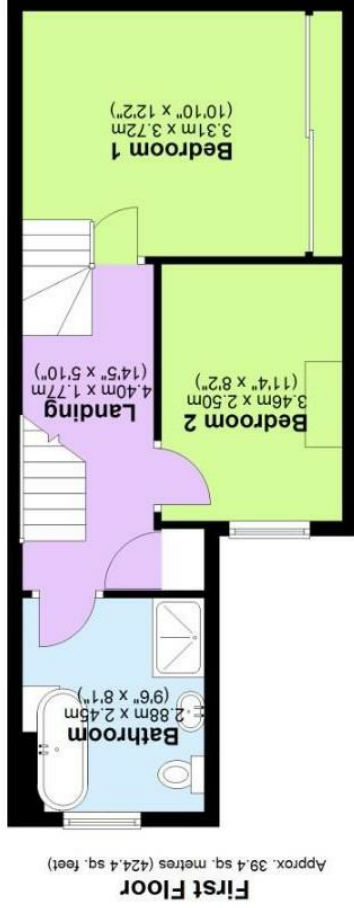
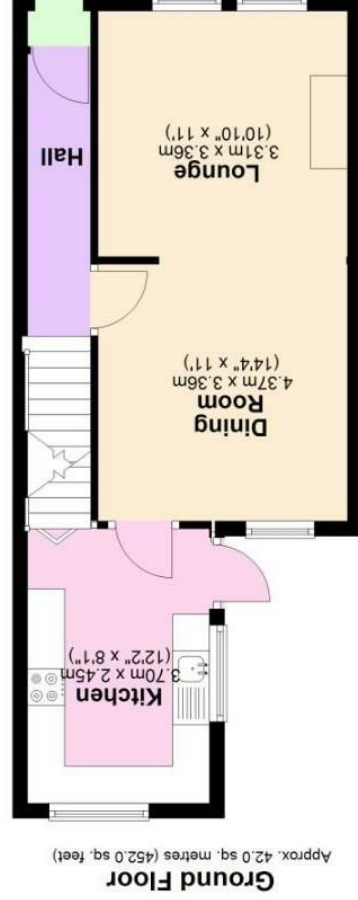
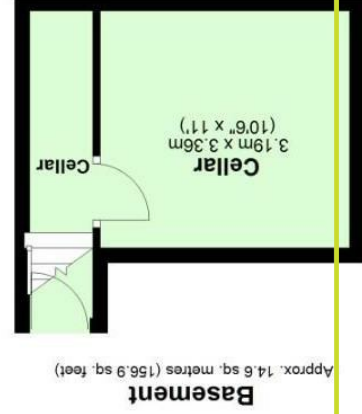
To the second floor there is a further double bedroom with dual aspect skylight windows and convenient eaves storage.

To the rear of the property there is a well kept decking are which can provide space for summer seating leading onto a lawn low maintenance lawn space which is all enclosed by fenced borders.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 110.5 sq. metres (1189.7 sq. feet)



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| EU Directive 2002/91/EC                                         | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         | Current | Potential |
| Energy Efficiency Rating                                        |         |           |
| England & Wales                                                 |         |           |
| 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                     |         |           |
| EU Directive 2002/91/EC                                         | Current | Potential |
| England & Wales                                                 |         |           |
| 82                                                              |         |           |
| 56                                                              |         |           |

