



29 Gertrude Road

West Bridgford | NG2 5BZ | Guide Price £450,000 - £450,000

ROYSTON  
& LUND

- \*\*GUIDE PRICE £400,000 - £450,000\*\*
- Attached Former MOT Garage Providing Opportunity For Redevelopment
- Integrated Kitchen Appliances
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - D
- Detached Family Bungalow
- Ample Off Street Parking
- Three Double Bedrooms
- Excellent Opportunity To Put Your Own Stamp On Things
- Freehold - Council Tax Band - C





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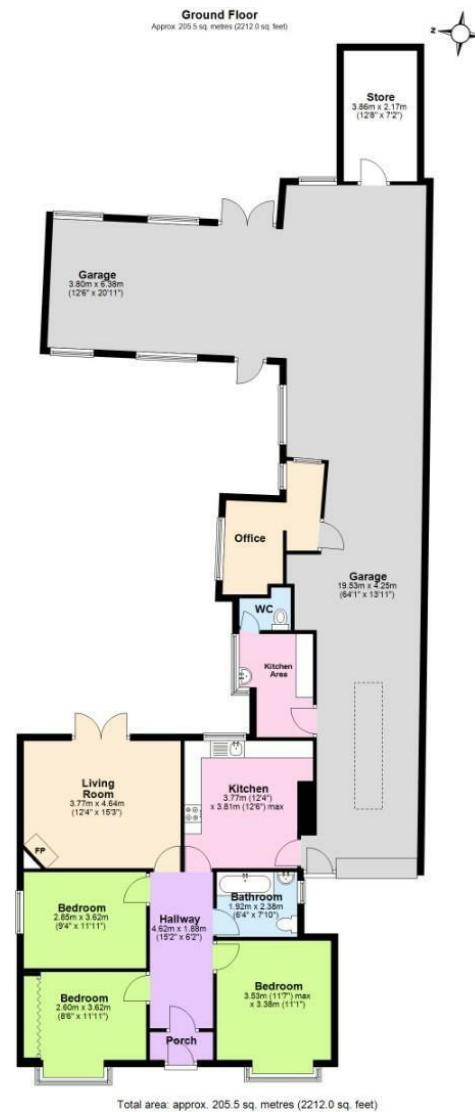
**\*\*UNIQUE OPPORTUNITY FOR CASH BUYERS, MIXED-USE MORTGAGE BUYERS & BUSINESS OWNERS \*\***

Royston and Lund are delighted to bring to the market this three bedroom detached double fronted, v double width bungalow located in the desirable Lady Bay. Situated close by to numerous amenities being a short drive from Central West Bridgford where there are pubs, restaurants and local shops. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property is unique as it has an attached former MOT garage that boasts approximately 1600 square foot of space which provides scope and opportunity for redevelopment, whether that be for storing cars or enhancing it into further living space. (Subject to planning).

Ground floor bungalow accommodation comprises of a hallway upon entry that lends itself to the three main double bedrooms, living room, kitchen and family bathroom. The living room is a great size with French doors leading to the rear garden, pieced together with a corner fireplace. The kitchen is ample in size with integrated kitchen appliances such as an oven, hob and extractor fan, with more than enough room to add further freestanding appliances, not to mention the adjoined dining space for the family. All three bedrooms are well proportioned doubles. The main bedroom benefitting from built in storage. All three bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking due to a concrete double driveway fitting several cars. To the rear garden off the living room French doors there is an immaculately kept space with decking area to start which steps down onto artificial grass.

With the bungalow being a residential property and garage being commercial we would recommend cash buyers.



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) <b>A</b>                                              |           | <b>88</b>                  |
| (81-91) <b>B</b>                                                |           |                            |
| (69-80) <b>C</b>                                                |           |                            |
| (55-68) <b>D</b>                                                | <b>64</b> |                            |
| (39-54) <b>E</b>                                                |           |                            |
| (21-38) <b>F</b>                                                |           |                            |
| (1-20) <b>G</b>                                                 |           |                            |
| Not energy efficient - higher running costs                     |           |                            |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |                            |
|                                                                 | Current   | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                            |
| (92 plus) <b>A</b>                                              |           |                            |
| (81-91) <b>B</b>                                                |           |                            |
| (69-80) <b>C</b>                                                |           |                            |
| (55-68) <b>D</b>                                                |           |                            |
| (39-54) <b>E</b>                                                |           |                            |
| (21-38) <b>F</b>                                                |           |                            |
| (1-20) <b>G</b>                                                 |           |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                            |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC |

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