



31 Hunt Close

Radcliffe-On-Trent | NG12 2EQ | Guide Price £185,000 - £195,000

ROYSTON
& LUND

- Two Double-Bedroom Coach House
- Integrated Kitchen Appliances
- Single Garage
- Close To Numerous Amenities
- EPC Rating - C
- NO UPWARD CHAIN
- Ample Off Street Parking
- Spacious Three-Piece Bathroom
- Excellent Transport Links
- Freehold Council Tax Band - B





****GUIDE PRICE - £185,000 - £195,000****

****NO CHAIN****

Royston and Lund are delighted to bring to the market this two-bedroom coach house located in Radcliffe-on-Trent. It is situated close to numerous local amenities from shops, pubs and cafes, not to mention having excellent transport links into West Bridgford and the city centre via the A52. This property would be a great fit for first-time buyers or a buy-to-let.

Internal accommodation comprises a spacious living room with electric fireplace and rear aspect window flooding the room with natural light. Off the living room is the kitchen which has fully-integrated appliances, including an oven, gas hob, extractor fan, dishwasher, built-in fridge-freezer and washing machine.

Both double bedrooms are well proportioned. The main bedroom benefits from dual-aspect windows and built-in wardrobes. The generous sized bathroom comprises a bath with shower overhead along with a wash basin and WC.

This coach house has its own garage and parking space; in addition, there are three allocated visitor parking spaces.



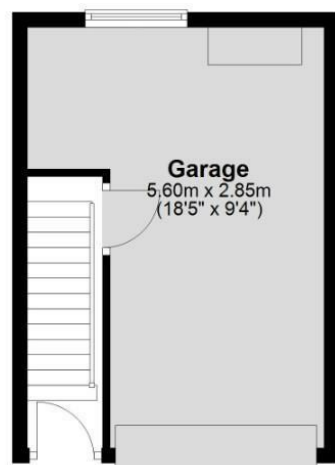


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		

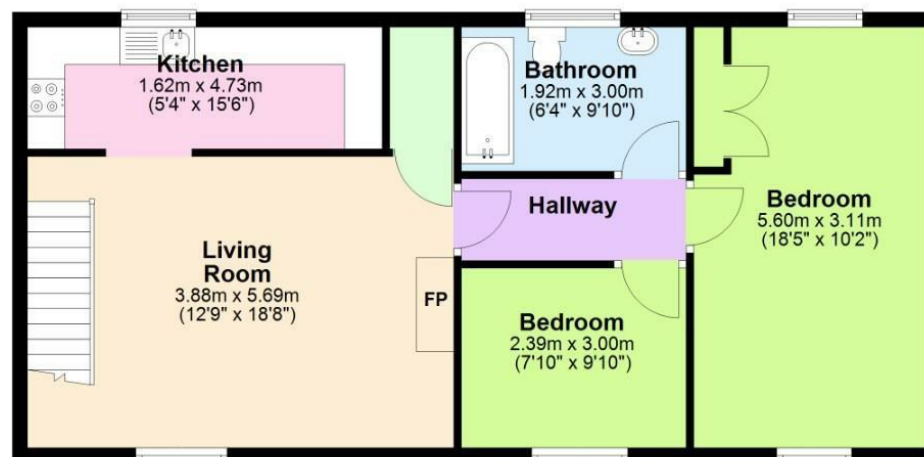
Ground Floor

Approx. 22.2 sq. metres (238.6 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



Total area: approx. 89.3 sq. metres (961.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND