

# SUPERIOR HOMES

## ROYSTON & LUND



# 79 Chaworth Road

West Bridgford | NG2 7AE

Guide Price £595,000

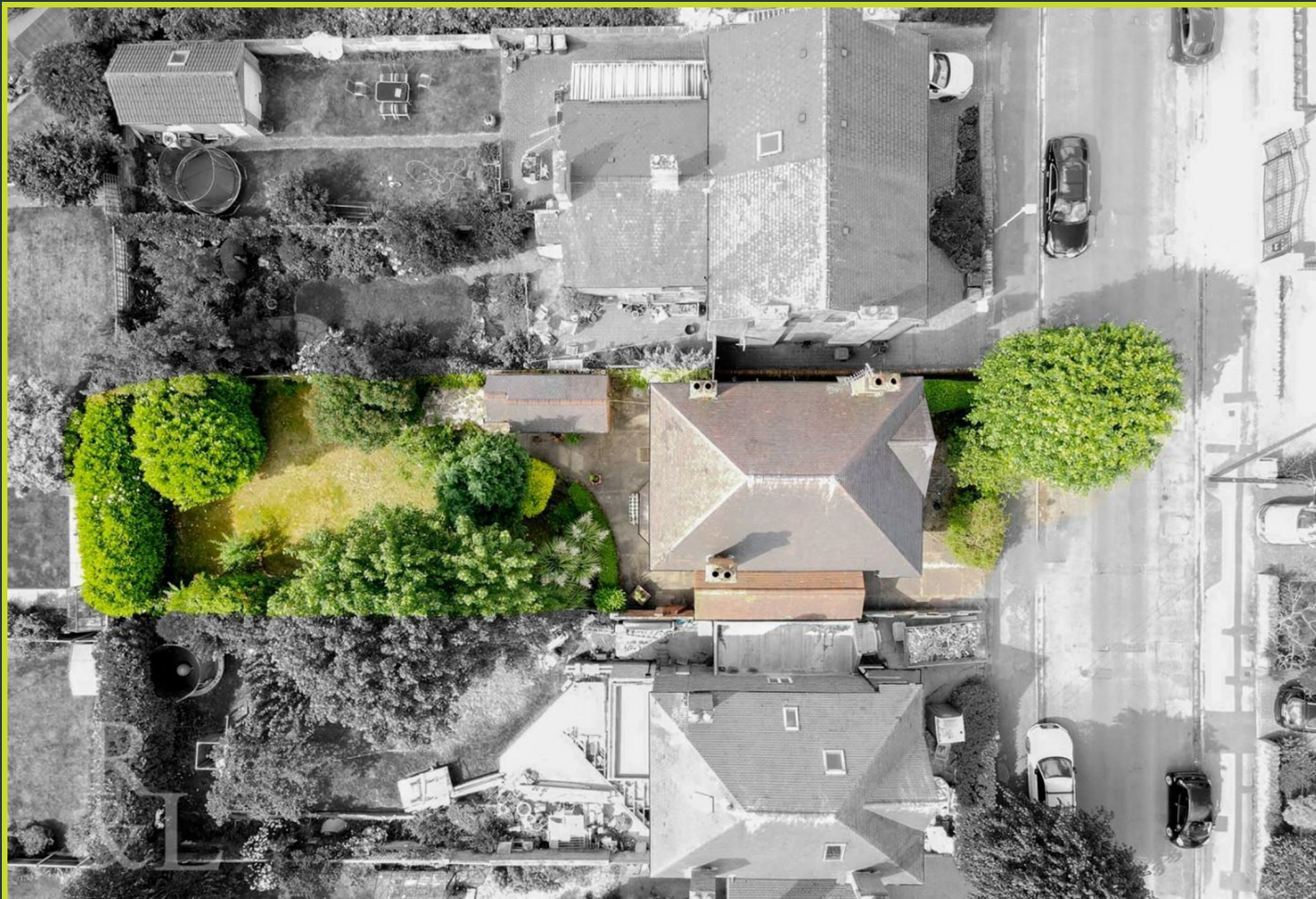
**\*\*GUIDE PRICE £595,000 - £635,000\*\***

Royston and Lund are delighted to bring to the market this four bedroom detached property located in West Bridgford. Situated close by to numerous amenities being a short distance from Central Avenue where there is an abundance of local shops, pubs and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a perfect fit for a growing family.

Interior accommodation comprises of an original stained glass entrance door leading to large beautiful period tiled hallway which leads into the original wooden floored reception rooms with stunning bay windows and traditional fireplaces. The Kitchen is a generous size with integrated appliances such as an oven hob and washing machine with more than enough room to add your own freestanding appliances, the kitchen leads itself to an ample size pantry and a rear door leading to the garden.

To the first floor landing there are four well proportioned double bedrooms all with original wooden floors. The master bedroom and bedrooms two and three each have beautiful original iron fireplaces. There is a bathroom with original bath and wash hand basin, shower mixer taps and a separate w.c.

Facing the property there is a double tandem brick garage, due to its very generous proportions offers potential for conversion to additional living spaces, office, gym. To the rear of the property there is a lovely patio area which leads down to a lawn with mature shrubbery and flower beds. Three traditional brick built outhouses can be found to the right aspect of patio, comprising of a coal store shed, wash house and separate toilet.



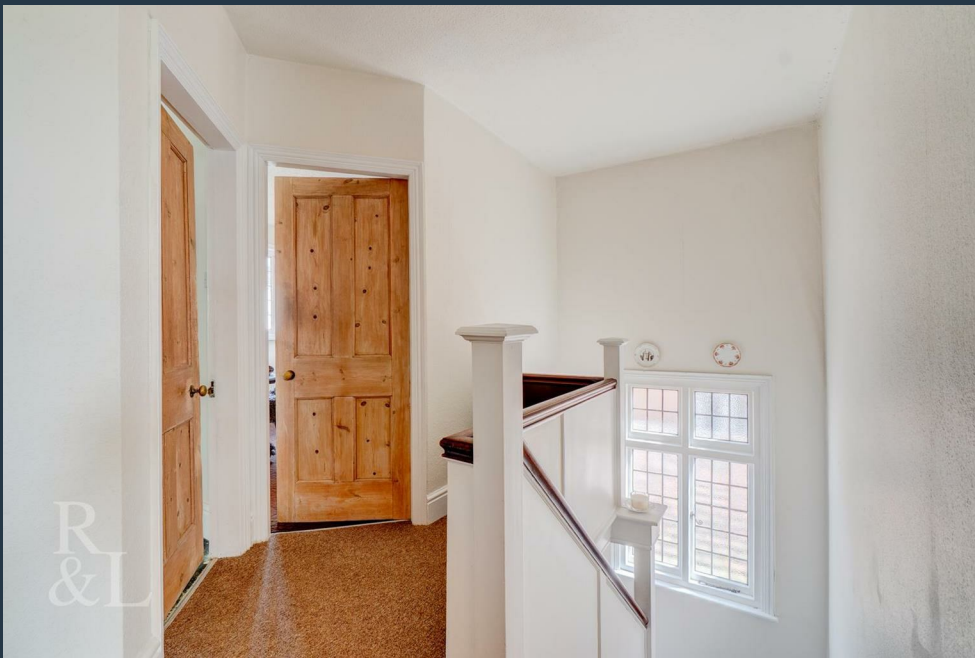


- **\*\*GUIDE PRICE £595,000 - £635,000\*\***
- Four Double Bedrooms
- Stunning Original Features
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Versatile Living Spaces
- EPC Rating - D
- Freehold - Council Tax Band - E

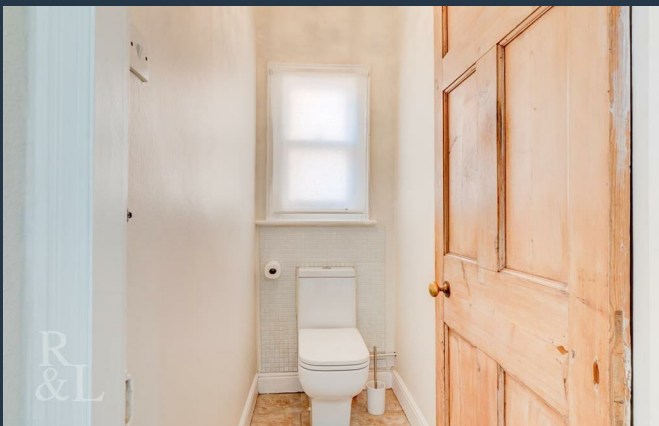
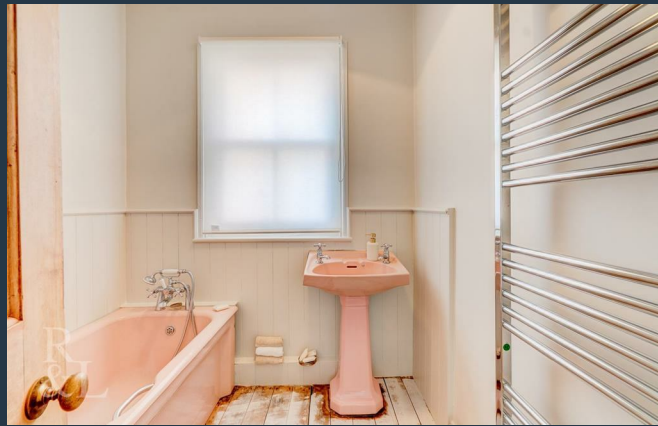




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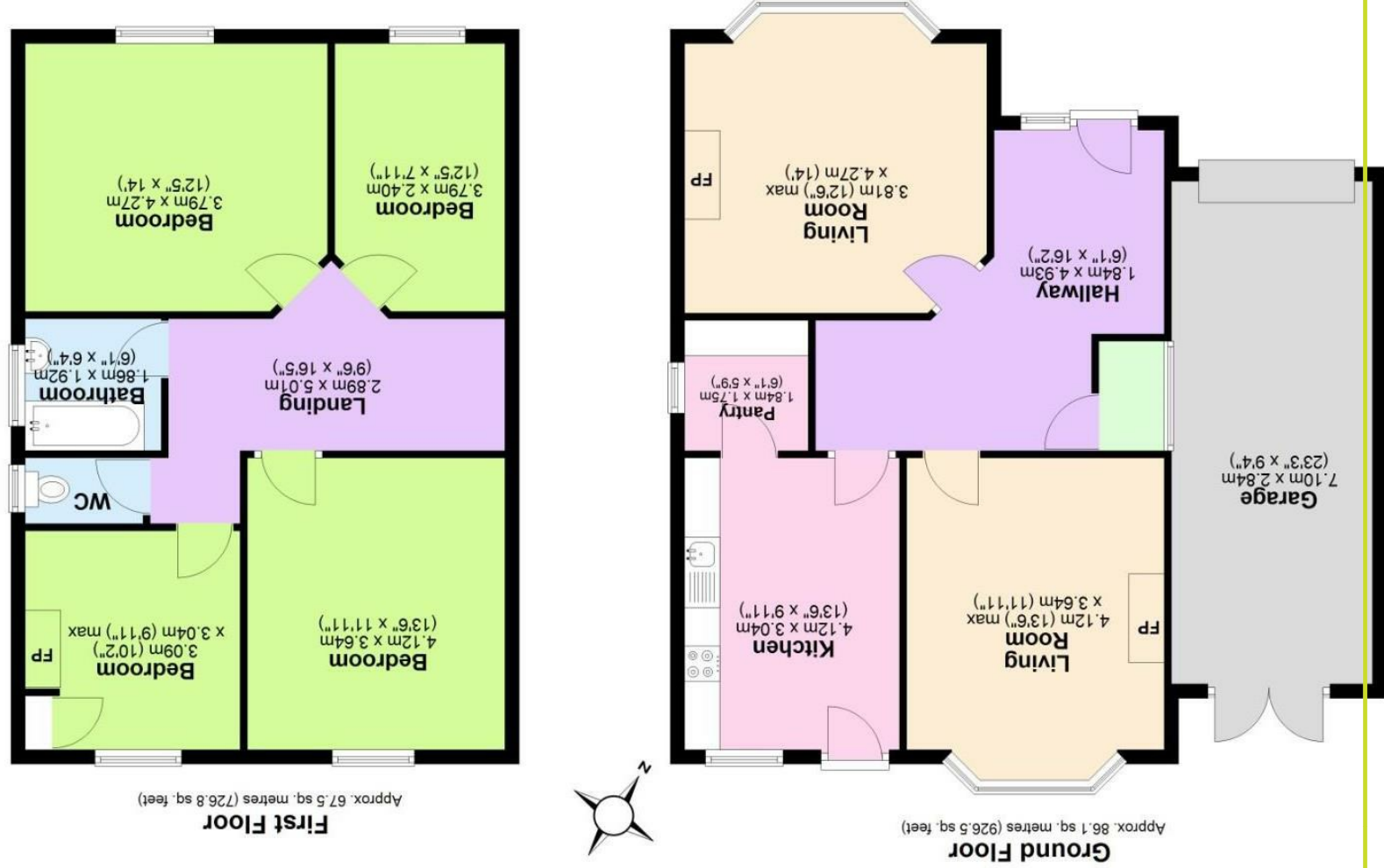






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Total area: approx. 153.6 sq. metres (1653.3 sq. feet)



| England & Wales                                                 |             | EU Directive 2002/91/EC |           |
|-----------------------------------------------------------------|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs                     | (92 plus) A | Current                 | Potential |
| (81-91) B                                                       |             |                         |           |
| (69-80) C                                                       |             |                         |           |
| (55-68) D                                                       |             |                         |           |
| (39-54) E                                                       |             |                         |           |
| (21-38) F                                                       |             |                         |           |
| (1-20) G                                                        |             |                         |           |
| Not energy efficient - higher running costs                     |             |                         |           |
| Energy Efficiency Rating                                        |             | England & Wales         |           |
| EU Directive 2002/91/EC                                         |             | EU Directive 2002/91/EC |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A | Current                 | Potential |
| (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 |             |                         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |             | England & Wales         |           |
| EU Directive 2002/91/EC                                         |             | EU Directive 2002/91/EC |           |
| Very energy efficient - lower running costs                     | 86          | Current                 | Potential |
| (69-80) C                                                       |             |                         |           |
| (55-68) D                                                       |             |                         |           |
| (39-54) E                                                       |             |                         |           |
| (21-38) F                                                       |             |                         |           |
| (1-20) G                                                        |             |                         |           |
| Not energy efficient - higher running costs                     | 62          | Current                 | Potential |
| Energy Efficiency Rating                                        |             | England & Wales         |           |
| EU Directive 2002/91/EC                                         |             | EU Directive 2002/91/EC |           |

EPC



PROTECTED

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