



41 Eltham Road

West Bridgford | NG2 5JP | Guide Price £285,000 - £300,000

ROYSTON
& LUND

- Guide Price Range £285,000 - £300,000
- Two Double Bedrooms
- Kitchen/Diner With Doors Into The Garden
- Walking Distance To Central Avenue
- Freehold - EPC Rating D
- Semi-Detached House
- Good-Sized Lounge
- Modern Bathroom
- Perfect For First Time Buyers Or A Professional Couple
- Council Tax Band B





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Royston & Lund are delighted to present this well-presented semi-detached house situated on the highly sought after Eltham Road in West Bridgford. The property is ideal for first time buyers looking to step on the property and benefits from being within walking distance to Central Avenue which features an M&S Simply Food, Iceland, various locally owned cafes/bars and Bridgford Park.

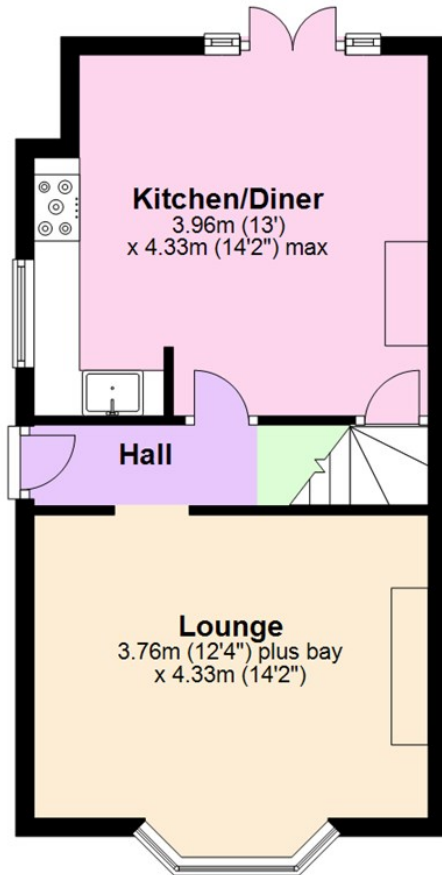
Upon entering the property you are greeted by the hallway which gives access to the rooms throughout. To the front there is a good-sized lounge which runs the width of the property and comprises of a front facing bay window. The kitchen/diner features a range of units, doors to the garden and stairs to the first floor.

Ascending to the first floor there are two double bedrooms, both benefitting from built-in store/wardrobes. The bedrooms are complemented by a modern bathroom which includes a four piece white suite including a WC, wash basin, shower and a bath.

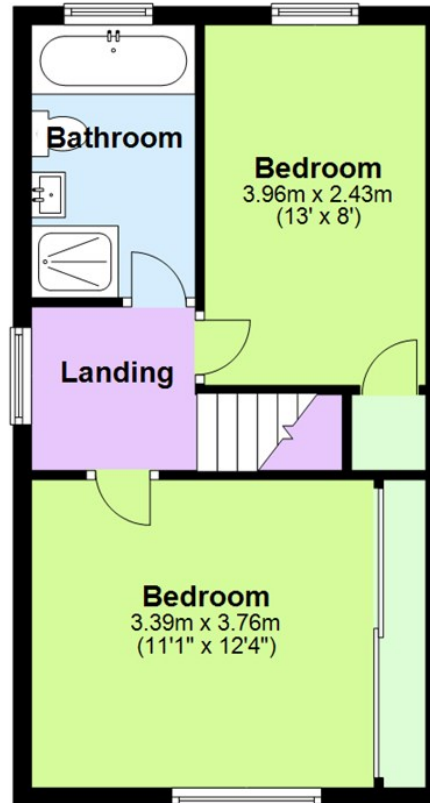
Outside, there is a well-maintained rear garden which includes fenced boundaries, decked area, lawn and useful outdoor store.



Ground Floor
Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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