



19 Henry Road

West Bridgford | NG2 7NA | Guide Price £735,000

ROYSTON  
& LUND



- **\*\*GUIDE PRICE £735,000**
- **\*\*GREAT LOCATION\*\***
- **- £765,000\*\***
- **FIVE BEDROOMS**
- **Integrated Kitchen Appliances**
- **Ensuite**
- **Immaculately Presented**
- **Downstairs WC**
- **Catchment Area For Well Regarded Schools**
- **EPC Rating - D**
- **Freehold - Council Tax Band - D**





**\*\*GUIDE PRICE £735,000 - £765,000\*\***

Royston and Lund are delighted to bring to the market. This five bedroom Victorian property located in the desirable town of West Bridgford. With versatile living across three floors and being just a stone's throw away from numerous amenities such as pubs, restaurants and local shops as well as being in the catchment area for well regarded schools this property would be a great fit for a family or a high quality buy to let.

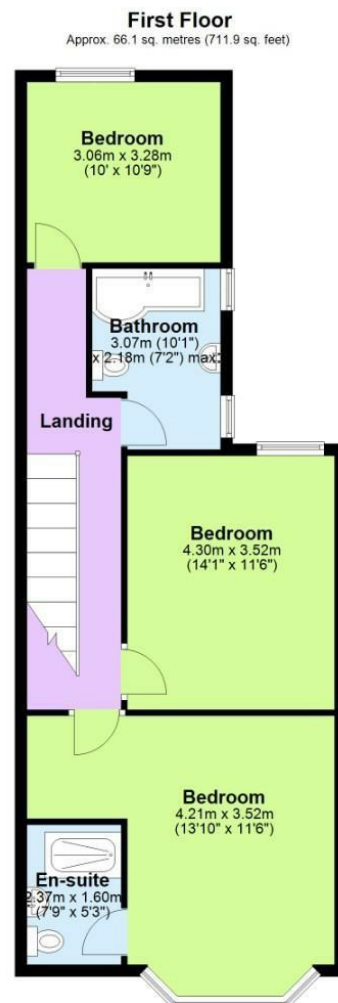
Interior accommodation comprises of a stylish front living room with period correct bay window letting in lots of natural light pieced together with a victorian open fireplace. The kitchen is a large size with an open plan feel and built in sky lights along with granting access to the rear garden via sliding bifold doors, fitted with integrated appliances such as eye level microwaves, an impressive three door oven with a six ring gas hob and extractor fan. The ground floor also boasts of a games room, a downstairs WC and utility room.

To the first floor there are three well proportioned double bedrooms. The main bedroom is a large size with a front aspect bay window and the benefit of an ensuite shower room. Bedrooms two and three also have access to a three modern fitted three piece suite bathroom consisting of a bath with shower over head along with a wash basin and WC. To the second floor landing there is access to a further two double bedrooms that both share a three piece shower room.

Facing the property there off street parking for one vehicle and to the rear there is a patio area with seating perfect for the summer months which then steps down into a lawned garden which is enclosed by fenced borders.







Total area: approx. 174.5 sq. metres (1878.3 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) <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 energy efficient - higher running costs		
	60	73

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	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		

**England & Wales**

EU Directive  
2002/91/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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