

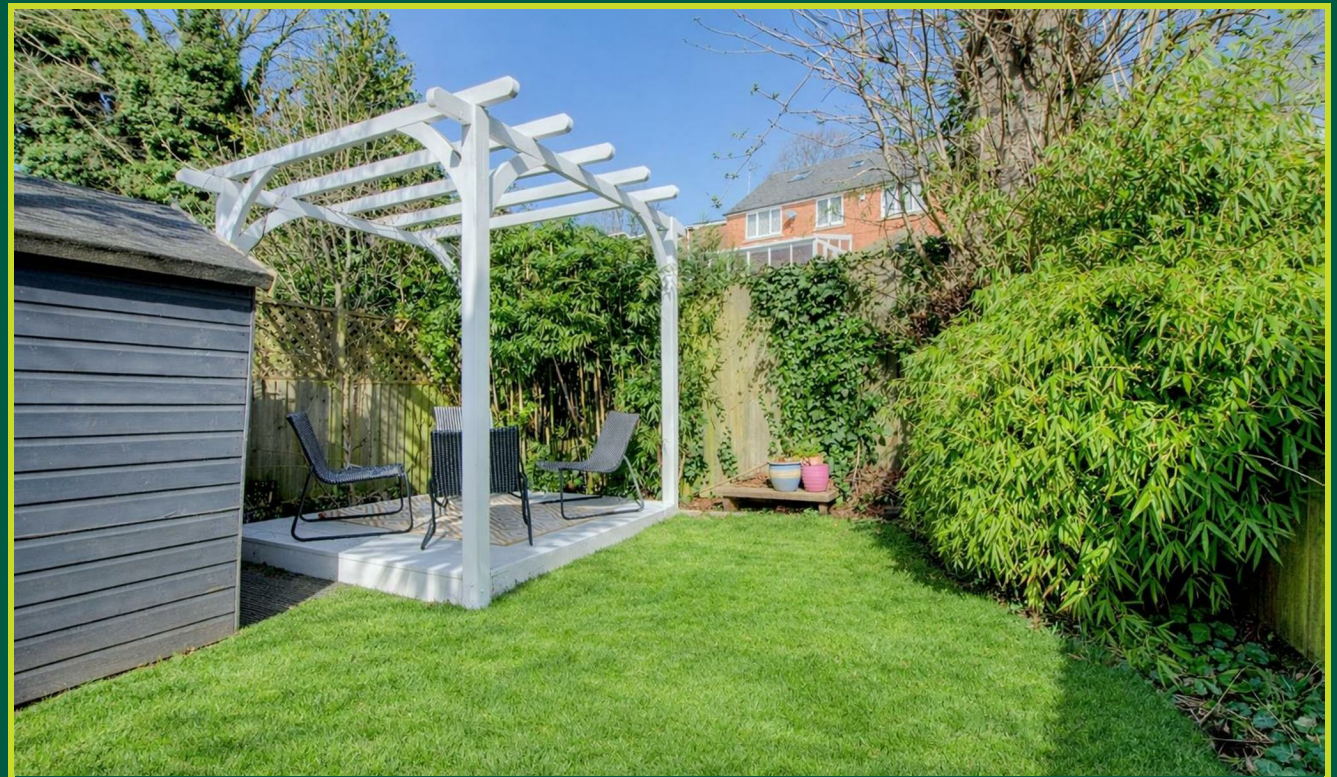


33 Albert Road

Alexandra Park | NG3 4JD | Guide Price £240,000

ROYSTON
& LUND

- GUIDE PRICE £240,000 - £250,000
- Quiet Cul De Sac Location
- Open Plan Kitchen Dining Room
- Immaculately Presented Throughout
- EPC Rating - B
- Modern Contemporary Design
- Photovoltaic Panels To Generate Electricity
- Ample Off Street Parking
- Short Drive Away From Nottingham City Centre
- Freehold - Council Tax Band - B





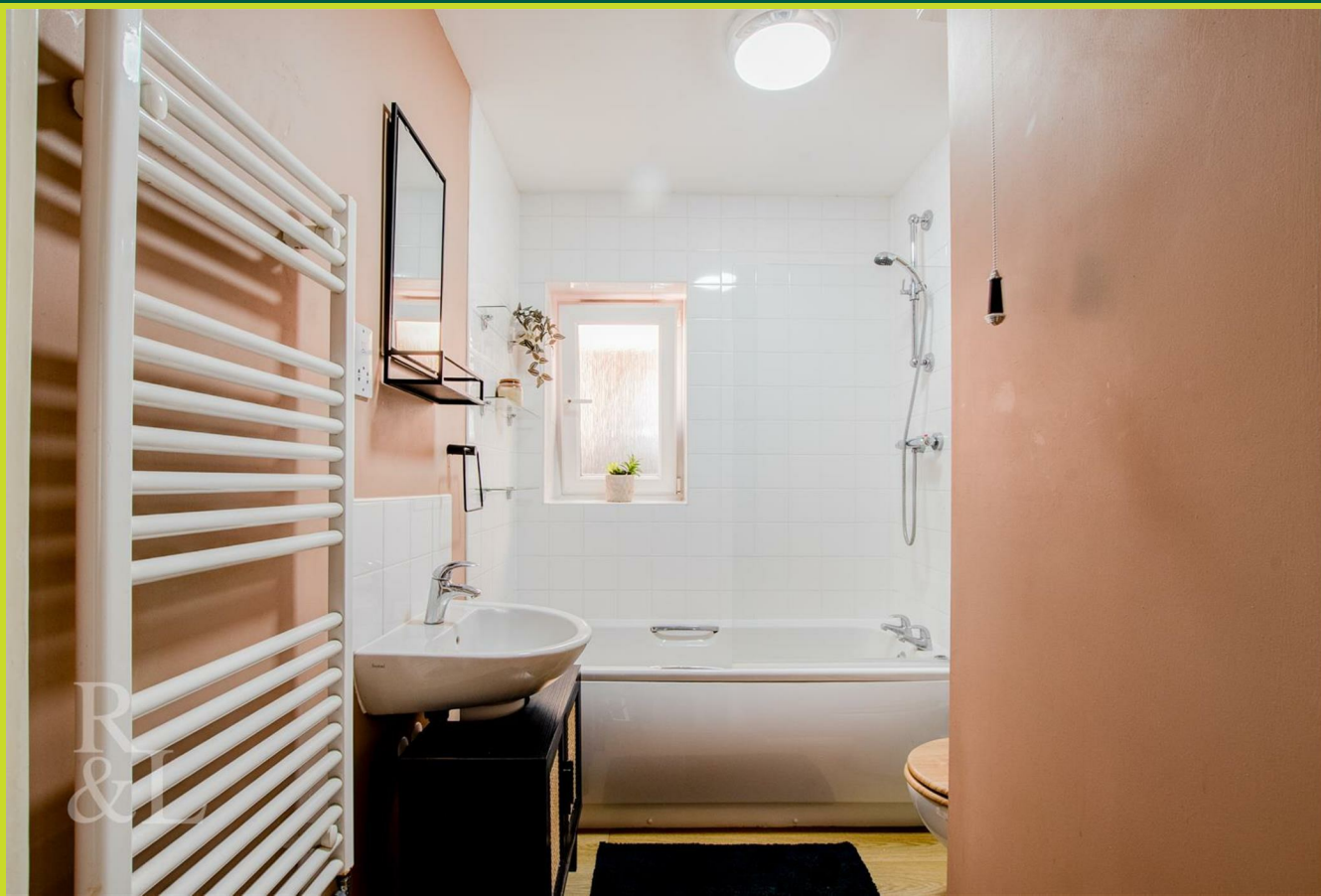
GUIDE PRICE £240,000 - £250,000

Royston and Lund are delighted to bring to the market this contemporary two storey home featuring attractive asymmetric architecture and is only minutes from Nottingham city centre, yet peacefully situated in an established residential area of Victorian properties with mature trees and enjoys private parking and paved patio. This property would be a great fit for first time buyers, working professionals or even for those wanting to downsize.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and offers a front aspect bay window flooding the room with natural light, pieced together with convenient under stair storage. The living room leads into the open plan kitchen dining room which boasts integrated appliances such as an oven, hob and extractor fan as well as having more than enough room to add further freestanding options from a dishwasher, washer and fridge freezer. The adjoining dining area has ample space for dining with friends and grants access to the rear garden through French doors. Off from the kitchen is a downstairs WC and storage space.

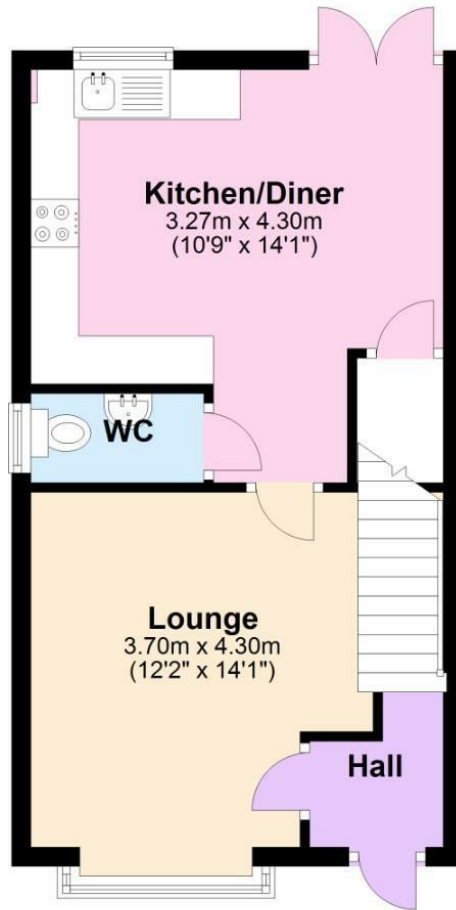
To the first floor there are there are two well proportioned double bedrooms. The master bedroom featuring built in wardrobes. Both bedrooms share a modern three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway. To the rear there is a patio area off from the French doors to the kitchen providing ample space for summer seating and alfresco dining which leads onto a lawn space bordered with mature shrubby and flower beds which in turn displays a decking and pergola area for relaxation.



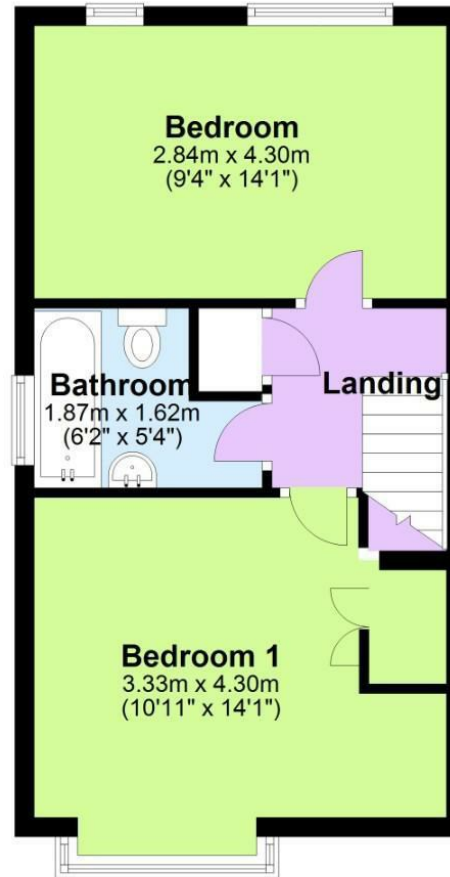
Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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		

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