

41 Carnarvon Road

West Bridgford | NG2 6DG | £295,000

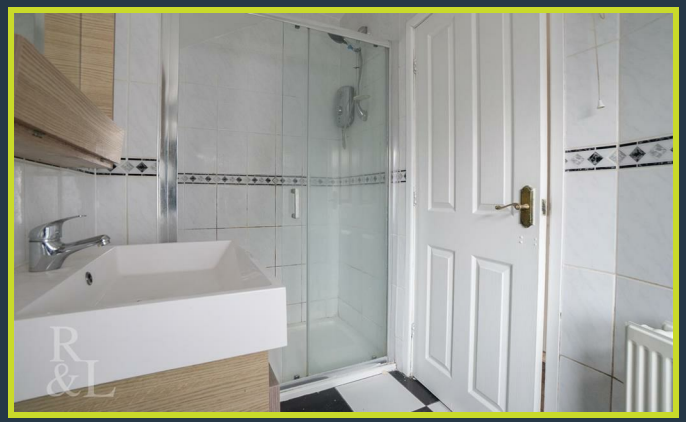
ROYSTON & LUND

- ROYSTON & LUND ARE PROUD TO PRESENT
- Opportunity For Property Developer
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- EPC Rating - E
- Semi Detached
- In Need Of Refurbishment/Modernisation
- Central West Bridgford Location
- Excellent Transport Links
- Freehold - Council Tax Band - C

















A well-positioned three-bedroom semi-detached property located in central West Bridgford.

This property in particular is a complete blank canvas and requires extensive modernisation. It would greatly appeal to property developers or buy-to-let landlords, with scope to create an ideal opportunity for first-time buyers, those wanting to downsize, or as a buy-to-let investment.

The ground floor consists of a hallway upon entry that leads into the two main reception rooms, a ground-floor cupboard and stairs to the first floor. The front living room features a large bay window to the front aspect, flooding the room with natural light. The dining room is a further ample space which grants access to the kitchen to the rear aspect and, in turn, a back door leading to the rear garden. The ground floor is completed with plenty of storage space.

The first floor comprises three well-proportioned double bedrooms, which all share a three-piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC.

To the front of the property, there is a courtyard area leading to the front door.

The rear presents a low-maintenance paved garden with the potential to extend the kitchen, subject to the necessary planning permission.

Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



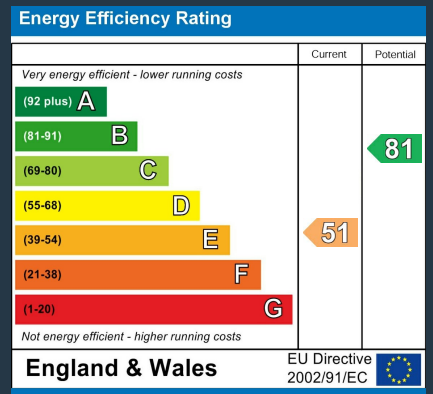
Total area: approx. 81.0 sq. metres (871.8 sq. feet)

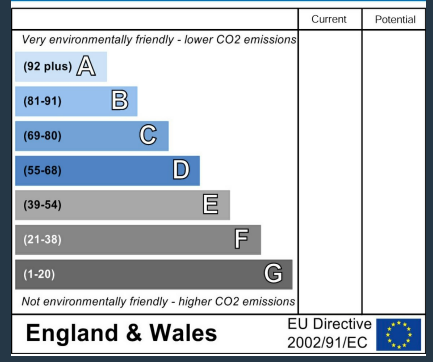
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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.

ROYSTON & LUND