


# 53 Stowe Avenue

West Bridgford | NG2 7HQ | £329,000

ROYSTON & LUND

- Three Bedrooms
- Ample Off Street Parking
- Detached Single Garage
- Close By To Numerous Amenities
- EPC Rating - D
- Semi Detached
- Modern Kitchen Units
- Modern Three Piece Bathroom
- In The Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C

















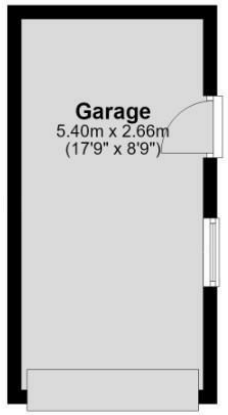
**NO CHAIN**

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue where there are bars, restaurants and local shops, as well as having excellent transport links and being in the catchment area for well regarded schools, this property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance porch, generous size hallway providing stairs to the first floor and doors to both reception room and kitchen. The living room is a great size with rear aspect sliding doors opening doors to the rear garden. The kitchen is ample in size with a range of cupboards work tops and hob with plenty of room to add further freestanding appliances. Off of the kitchen is a lobby with door to downstairs further store room and side door to the exterior which leads to the rear garden and detached single garage.

To the first floor there are two well proportioned double bedrooms and an additional well-sized third bedroom with built in cupboard space. All three bedrooms share a 3 piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

The property has ample off street parking due to a spacious driveway plus a lawned/garden space to the front aspect. To the rear of the property there is a low maintenance garden enjoying a great deal of seclusion for those summer months including a decking area. The garden is enclosed by fenced borders.

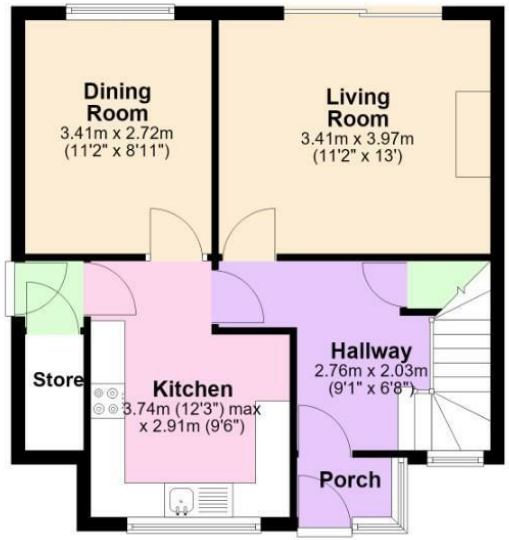






## Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)




## First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



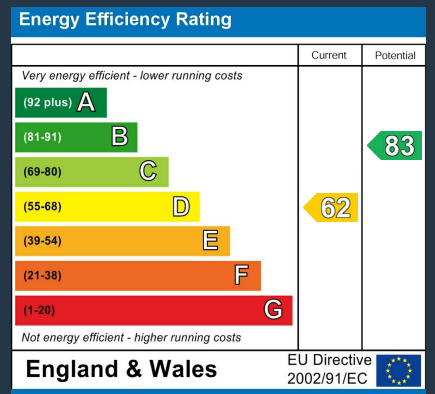

Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

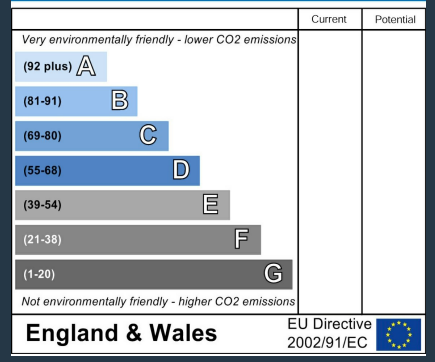
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

## EPC




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ROYSTON & LUND