

# SUPERIOR HOMES

# ROYSTON & LUND



# 26 Abbey Road

West Bridgford | NG2 5NF

Offers Over £450,000

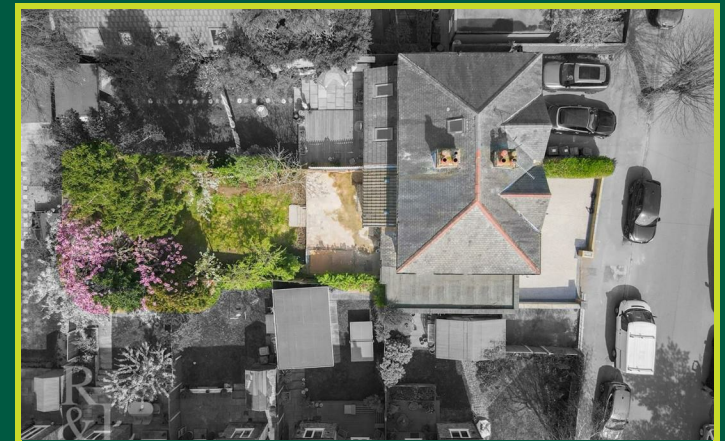
**\*\*NO CHAIN AND READY TO MOVE STRAIGHT IN\*\***

**\*\*1205 sq ft of accommodation\*\***

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom detached family home located in West Bridgford. Situated a short walk away from West Bridgford's Central Avenue where you will find local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the City Centre. This property would make a perfect fit for a growing family.

Ground floor accommodation comprises an initial porch upon entry that leads into the main hallway which in turn grants access to the two main reception rooms, kitchen and stairs to the first floor. The first reception room boasts a large bay window to the front elevation flooding the space with natural light pieced together with a stylish fireplace. The second showcases further fireplace whilst extending towards the back housing French doors leading to the rear garden creating a sizeable family living room. The new modern fitted kitchen demonstrates high quality base and wall units that house an integrated oven, hob and extractor fan along with more than enough room to add your freestanding appliances. Off from the kitchen is a utility room or an area that can be used to the buyers discretion which displays an additional rear door leading to the garden and access to the garage. The ground floor is completed with under stair storage.

To the first floor there are three well proportioned double bedrooms. The master bedroom and bedroom two benefit from built in wardrobes. Bedroom three is a further spacious double positioned over the stairs. All bedrooms share a bathroom consisting of a bath with shower overhead along with a wash basin and separate WC.





- Three Bedroom Detached Family Residence
- Opportunity For Over Garage Extension Subject To Planning
- Immaculately Presented Throughout
- **\*\*NO CHAIN\*\***
- Built In Wardrobes In Both Double Double Bedrooms
- Modern Fitted Kitchen
- Fully Refurbished Throughout To A High Standard
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - C









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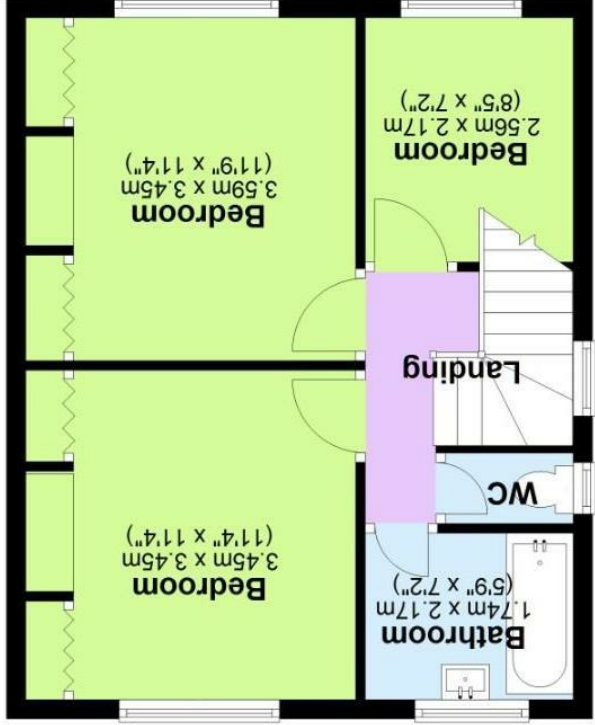
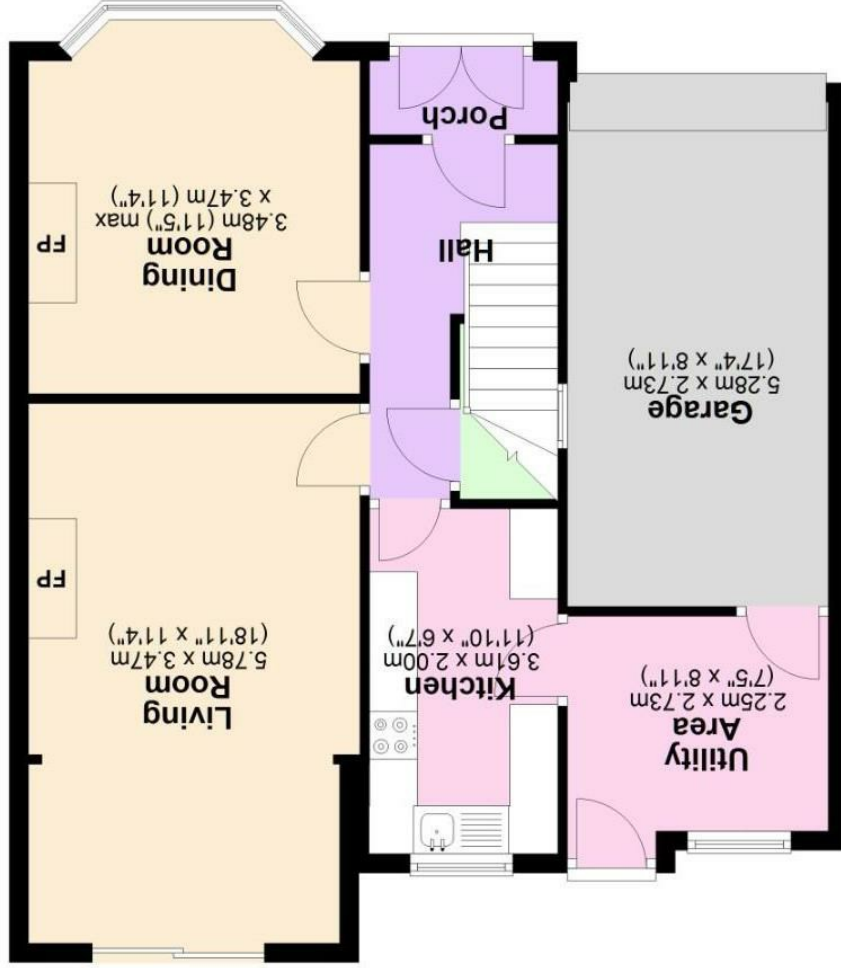


Facing the property there is ample off street parking via a spacious walled double driveway fitting several vehicles along with an ample single garage. To the rear there is a patio area to start off from the French doors to the living room which creates a perfect space for outdoor summer seating or alfresco dining. The garden stretches back allowing lawn space and flower bedding consisting of mature shrubbey and established trees.



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.

Total area: approx. 112.0 sq. metres (1205.2 sq. feet)



Approx. 40.8 sq. metres (439.6 sq. feet)

England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

Energy Efficiency Rating: **67**

Environmental Impact (CO<sub>2</sub>) Rating: **84**

