4 Swindale Close

West Bridgford | NG2 6BR | Guide Price £365,000 - £375,000

ROYSTON & LUND

- Three Bedroom Mid Terrace Family Home
- Off Street Parking
- Ensuite And Family Bathroom
- Low Maintenance Rear Garden With Patio And Decking
- Excellent Transport Links
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Ground Floor WC
- Close By To Numerous Amenities
- EPC Rating - C /// Freehold - Council Tax Band - D

GUIDE PRICE £365,000 - £375,000

Royston and Lund are delighted to bring to the market this three-bedroom, three-storey mid-terrace property located in West Bridgford. Situated close to numerous amenities and just a short drive from Central Avenue, you will find a variety of local shops, pubs, and restaurants nearby. Not to mention, the property falls within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and surrounding areas. This property would be a great fit for a growing family.

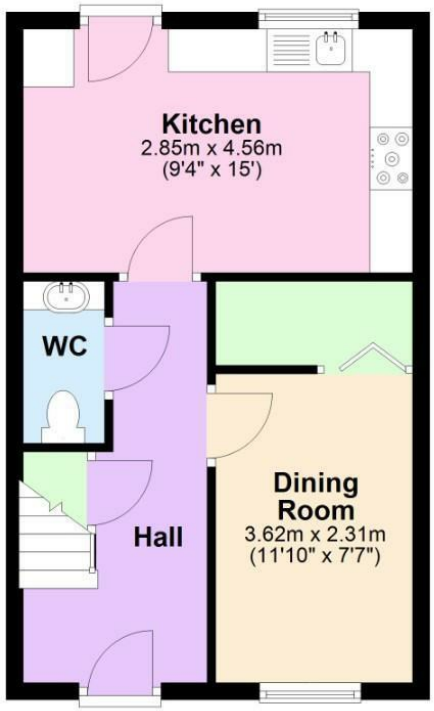
Ground floor accommodation comprises an entrance hall leading into the dining room, showcasing a front-aspect window and rear storage. To the rear is a kitchen diner presenting high-quality base and wall units housing integrated appliances, including a high-quality oven, hob, and extractor hood, along with a built-in dishwasher and washing machine. The kitchen further grants access to the rear garden through a glazed door. The ground floor is completed with a WC positioned beneath the stairs.

To the first floor there is a generously sized living room with double windows facing the rear garden, along with the third bedroom, which is currently being used as an office.

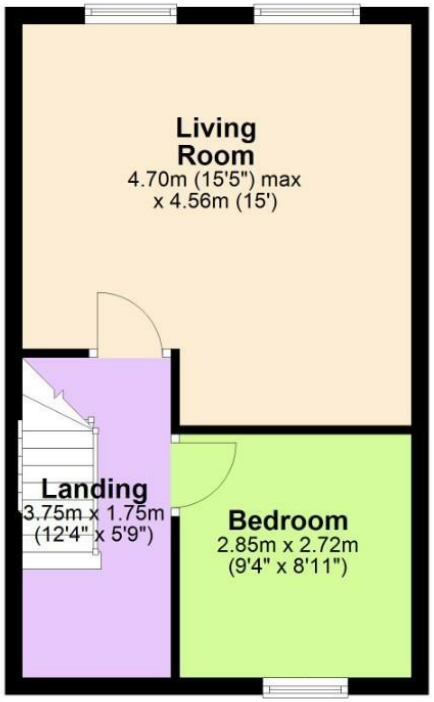
To the second floor there is the double master bedroom, which benefits from an en-suite shower room and built-in wardrobes. Bedroom two is a further double room showcasing additional storage cupboards over the stairs. The bedrooms are served by a three-piece family bathroom consisting of a bath with shower overhead, wash basin, and WC.

To the front of the property there is ample off-street parking via a single driveway, as well as on-street parking. To the rear is an immaculately kept garden with patio and decking areas providing space for summer seating and alfresco dining. Flower beds align the lawn leading to the rear, where there is a trellised area and storage shed.

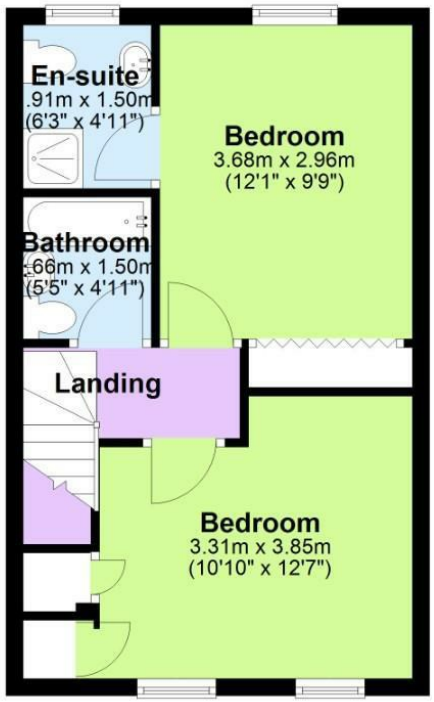
Ground Floor
Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.9 sq. feet)



Second Floor
Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 104.8 sq. metres (1127.6 sq. feet)

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.

The Property Ombudsman

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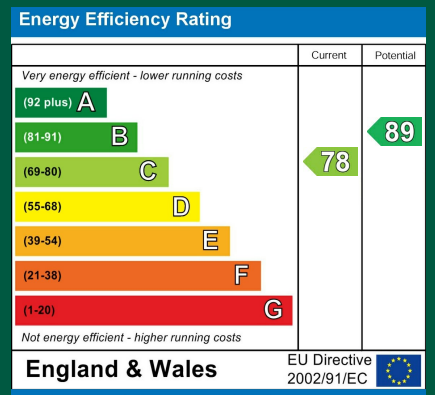
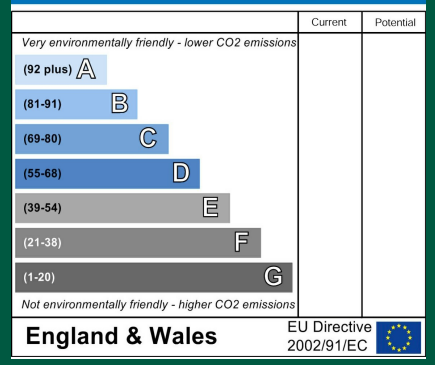
THE GUILD PROPERTY PROFESSIONALS

EPC





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