

# SUPERIOR HOMES

# ROYSTON & LUND



# 8 Europa View

| NG11 6FG

Offers Over £299,950

**\*\*CHAIN FREE\*\***

A well-appointed refurbished and immaculately presented three-bedroom semi-detached family home located in West Bridgford. Situated close to numerous amenities, it is but a short distance from Compton Acres and Central Avenue shopping centres, with their numerous popular bars and restaurants. The local catchment area can boast highly regarded schools, and transport links to Nottingham City Centre are excellent. This property would be a great fit for first-time buyers, or a growing family.

Ground-floor accommodation comprises an entrance hall leading to the main reception room, kitchen and WC. The living room and adjoining dining room is of a generous size, from which French doors lead to the lawned rear garden. The kitchen has integrated appliances, including an oven, hob and extractor fan, built-in fridge/freezer and dishwasher and washing machine space. The ground floor further offers a storage space beneath the staircase.

To the first floor there are two well-proportioned double bedrooms, each having access to the family bathroom, complete with shower.

To the second floor there is a further double bedroom with built-in wardrobe and access to its own ensuite shower room/toilet

The property has a small, enclosed front garden and to the rear of the house there is a low maintenance lawned garden with patio area, all of which is enclosed by fencing.

Adjacent to the property is a private parking area where the garage to this property is located.





- **\*\*OFFERS OVER £299,950\*\***
- Refurbished Throughout To A High Standard
- Three double-bedroom semi-detached house
- Range of local amenities within easy reach
- Freehold, council tax band C
- Integrated kitchen appliances
- Ground-floor WC
- Ensuite Shower Room
- EPC Rating - C
- Freehold - Council Tax Band - C







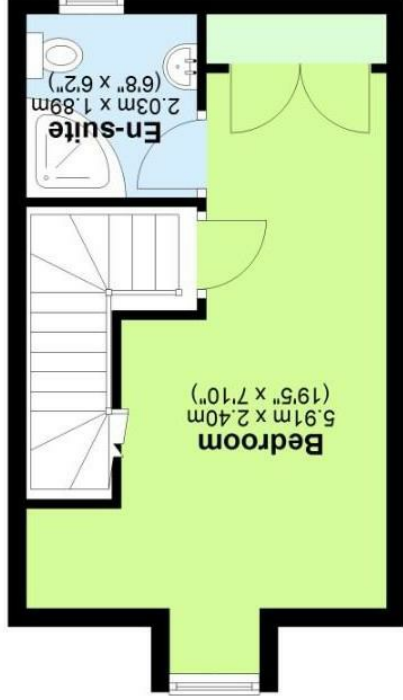
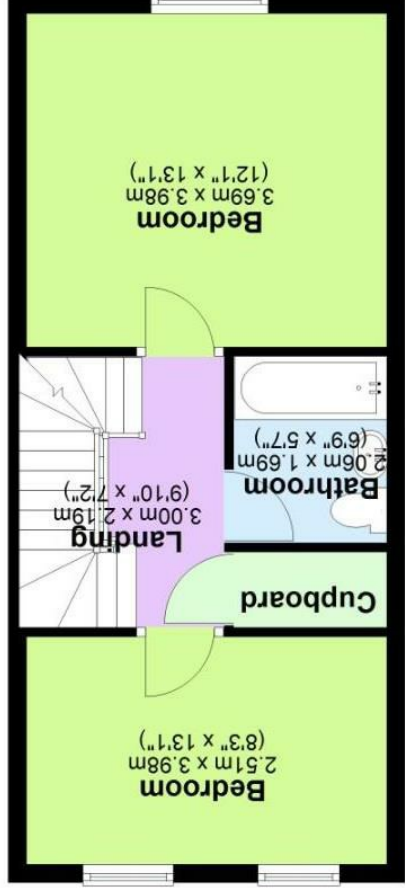
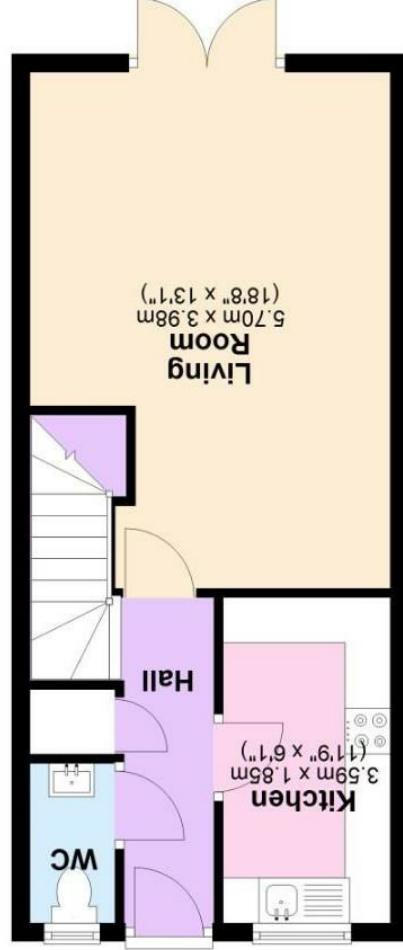


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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. 101.6 sq. metres (1093.7 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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

EPC

