

# SUPERIOR HOMES

## ROYSTON & LUND





# 21 Hunter Street

| NG2 2AB

Guide Price £320,000 - £385,000

\*\*GUIDE PRICE £320,000 \*\*\*\*NO UPWARD CHAIN\*\*\*\*

An Immaculately presented three bedroom mid terrace eco property located in the Meadows. Situated close by to numerous amenities being a short drive from Central Avenue where there are a range of local shops, restaurants, bars as well as major sporting venues. Not to mention being a walk away from Nottingham train station and having excellent transport links into the City Centre. This property would be a great fit for first time buyers, working professionals or a growing family.

Ground floor accommodation comprises of a hallway upon entry that leads you into the kitchen dining room, ground floor bedroom and stairs to the first floor landing. The kitchen diner is a generous size with high quality fixtures and fittings and integrated appliances such as built in eye level oven and microwave along with an electric induction hob, ceiling extractor hood to the breakfast bar, integral dishwasher and washer-dryer with additional space and sockets for an American style fridge and freezer. The adjoined dining area grants access to the decking situated to the rear aspect through the back door. The ground floor further has a ground floor double bedroom to the front aspect, a downstairs WC and ample cupboard space through double doors.

To the first floor there is the spacious living room which has more than enough room to accommodate friends and family. The first floor also has a double bedroom with built in wardrobes and a three piece modern tiled family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

To the second floor there is a further double bedroom which has access to its own balcony space through sliding doors. A convenient shower room with wash basin and WC and a further spacious roof terrace with plenty of room for outdoor dining and relaxation with a Ronson louvered canopy incorporating remote controlled adjustable blinds to each corner, heat lamp and lighting.







- **\*\*GUIDE PRICE £320,000\*\***
- Immaculately Presented Three Bedroom Mid Terrace Family Home
- Solar Panels And EV Charging Point
- High Quality Integrated Kitchen Appliances With Breakfast Bar
- Downstairs WC And Ample Cupboard Space
- Principal Roof Terrace Space With High Quality Canopy Louvre
- Modern Tiled Bathroom And Shower Room
- First Floor Office Space
- High EPC Rating Of - B
- Freehold - Council Tax Band - C











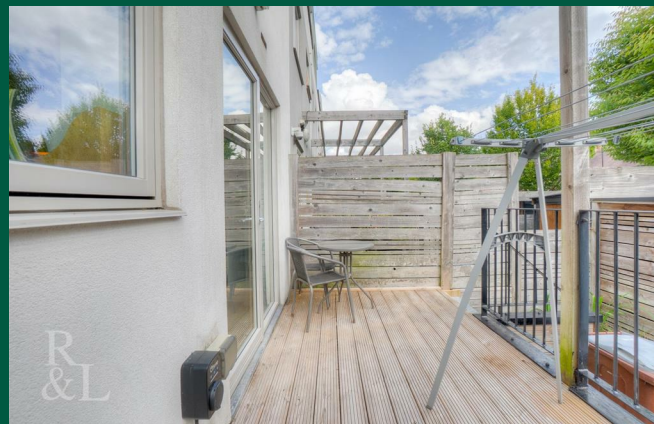






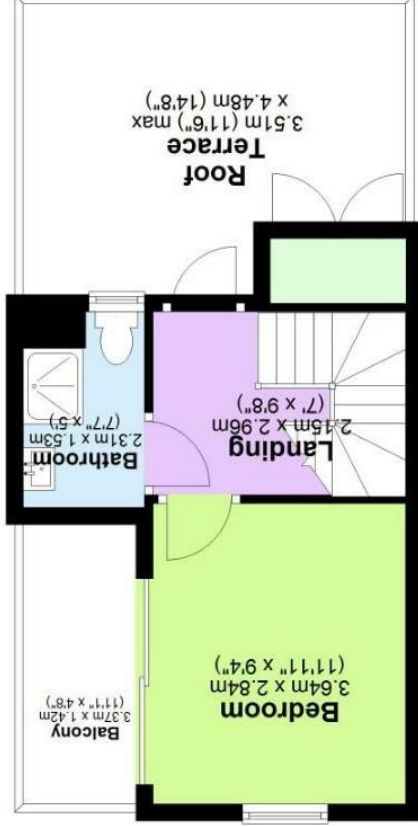
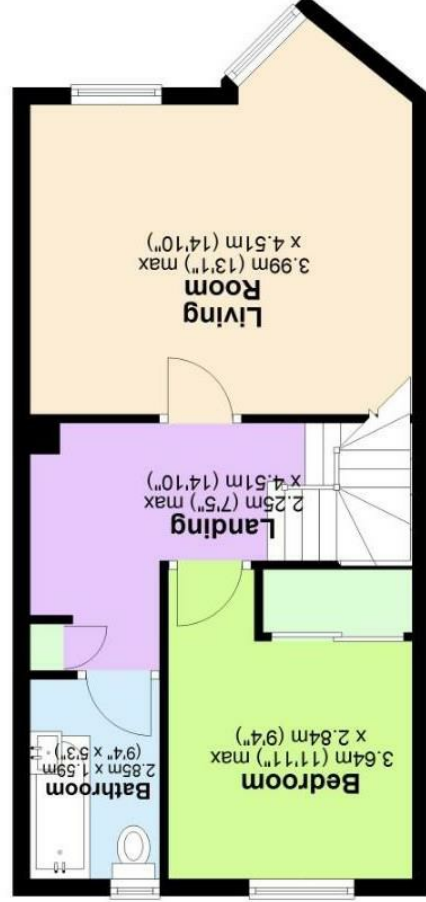
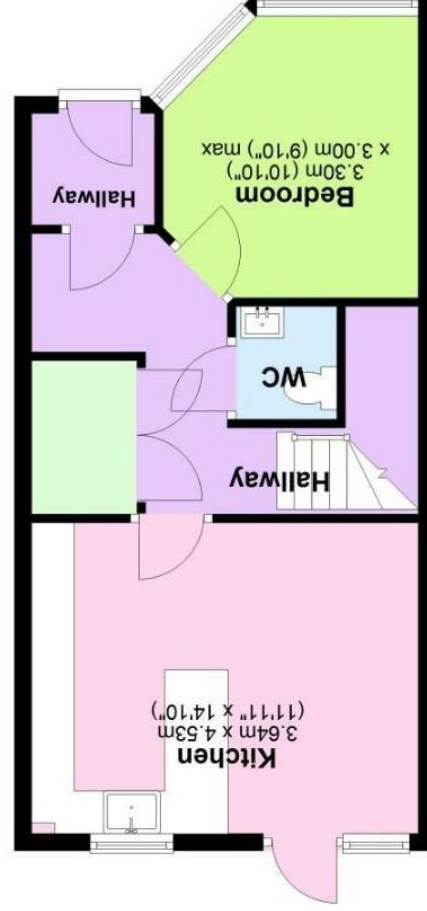


The property benefits from permit parking right outside the front door and there is a low maintenance yard to the back accessed via the decking area from the kitchen diner. This provides further outdoor seating space and leads to the property's private off-street parking area with a remote controlled garage door.



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. 105.7 sq. metres (1138.0 sq. feet)



| England & Wales                             |  | England & Wales                                                 |  |
|---------------------------------------------|--|-----------------------------------------------------------------|--|
| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
| EU Directive 2002/91/EC                     |  | EU Directive 2002/91/EC                                         |  |
| Not energy efficient - higher running costs |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| G (1-20)                                    |  | G (1-20)                                                        |  |
| F (21-38)                                   |  | F (21-38)                                                       |  |
| E (39-54)                                   |  | E (39-54)                                                       |  |
| D (55-68)                                   |  | D (55-68)                                                       |  |
| C (69-80)                                   |  | C (69-80)                                                       |  |
| B (81-91)                                   |  | B (81-91)                                                       |  |
| A (92 plus)                                 |  | A (92 plus)                                                     |  |
| Very energy efficient - lower running costs |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| Current                                     |  | Current                                                         |  |
| Potential                                   |  | Potential                                                       |  |
| 84                                          |  | 85                                                              |  |

EPC

