

SUPERIOR HOMES

ROYSTON & LUND



73 Edward Road

West Bridgford | NG2 5GE

£550,000

CENTRAL LOCATION

Royston and Lund are delighted to bring to the market this stunning four bedroom semi-detached family home located in the heart of West Bridgford on Edward Road. Positioned just a short walk away from West Bridgford Park and Central Avenue, where you will find a variety of shops, pubs and cafés. Not to mention Edward Road being in the catchment area for well-regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises a hallway upon entry that leads into the two main reception rooms, kitchen dining room and staircase to the first floor. The two reception rooms are currently laid out as a living room/office and a sitting room. The living room benefits from a large bay window to the front and a lovely period feature fireplace. The living room opens out into the sitting room, which benefits from a rear bay window overlooking the garden. The extended kitchen dining room is a generous size and showcases high-quality base and wall units, with plenty of space for a freestanding oven, washer dryer and dishwasher, along with a stylish Belfast sink. Furthermore, the kitchen grants access to the rear garden via a back door and access into the cellar under the stairs.

To the first floor there are three well-proportioned double bedrooms. The master bedroom benefits from dual windows overlooking the front elevation. All three bedrooms share a three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

The second floor consists of a further double bedroom with dual windows and a skylight, along with its own WC/washroom.





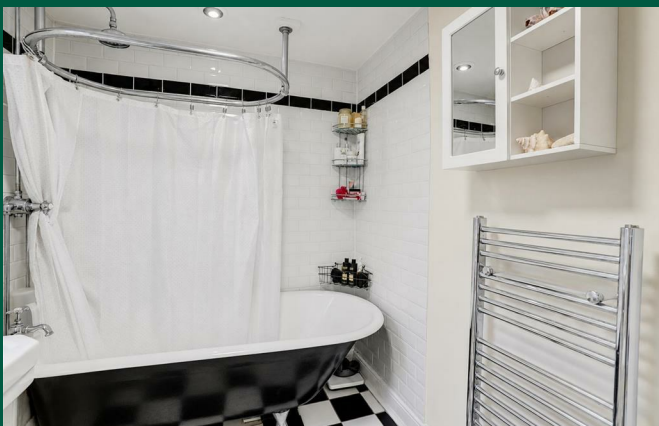
- Four Double Bedrooms
- Semi Detached Family Home
- Well Presented Throughout
- Family Bathroom And Washroom
- Central West Bridgford Location
- Well Maintained Garden
- Cellar Storage
- Close By To Numerous Amenities
- EPC Rating - TBC
- Freehold - Council Tax Band - C



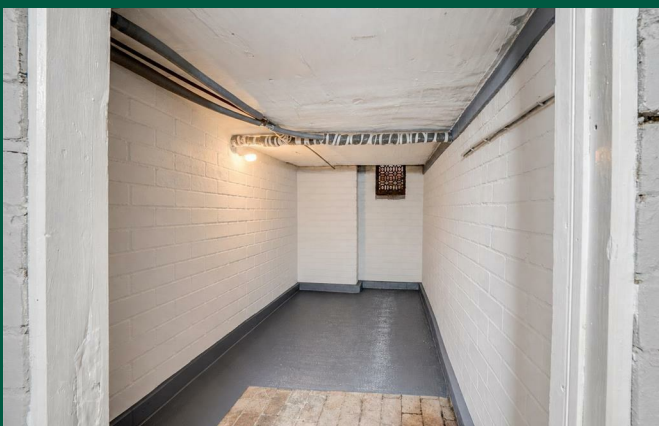




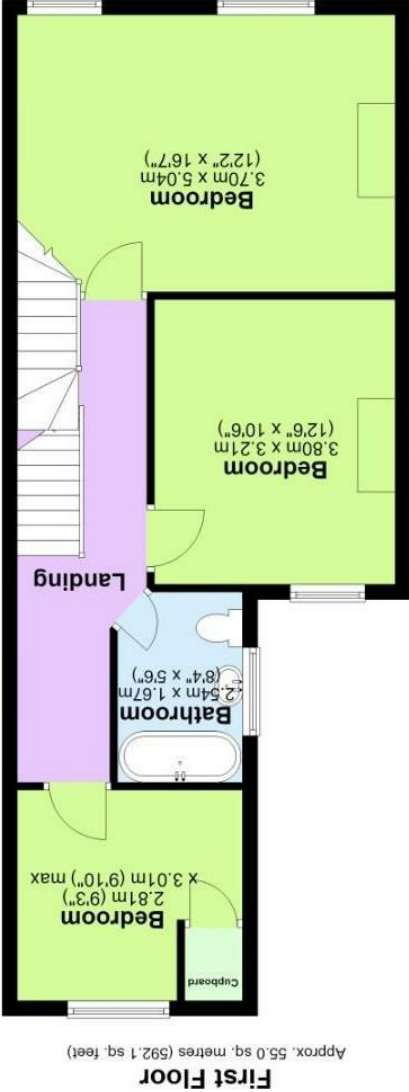
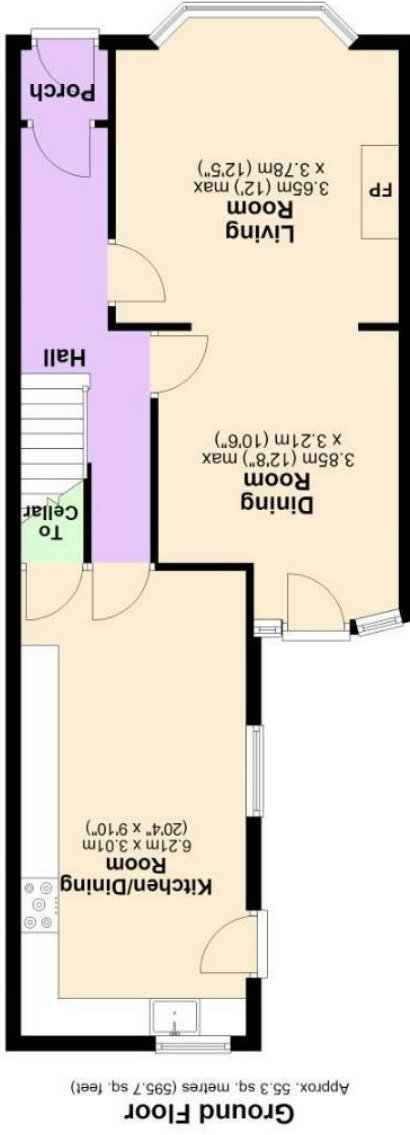




Facing the property, there is on-street parking and a short, gated courtyard area which leads to the front and side of the property. To the rear, there is a lovely cottage-style, low-maintenance garden with a patio and pathways providing space for summer seating. There is also a lawn area with a further seating nook to the rear aspect. The garden is lined with flower beds and is enclosed by brick and fenced borders.



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.



Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(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 CO ₂ emissions	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
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