



65 Northwold Avenue

West Bridgford | NG2 7LQ | Offers Over £239,999 - £265,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Solar panels with battery system back-up
- Single Garage
- Excellent Transport Links
- EPC Rating - C
- Air conditioning fitted to BOTH bedrooms
- Modern Tiled Bathroom
- Close By To Numerous Amenities
- Viewing Recommended
- Freehold - Council Tax Band - B





Royston and Lund are pleased to bring to the market this two-bedroom end-terrace property, situated at the end of a cul-de-sac in West Bridgford. Located close to numerous amenities, including local shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for first-time buyers or a growing family.

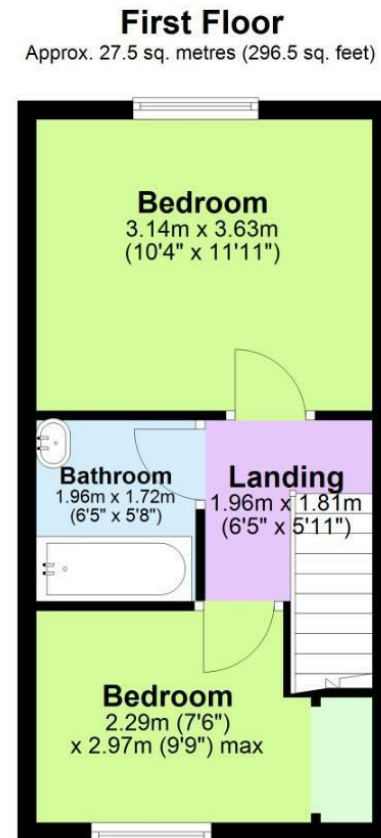
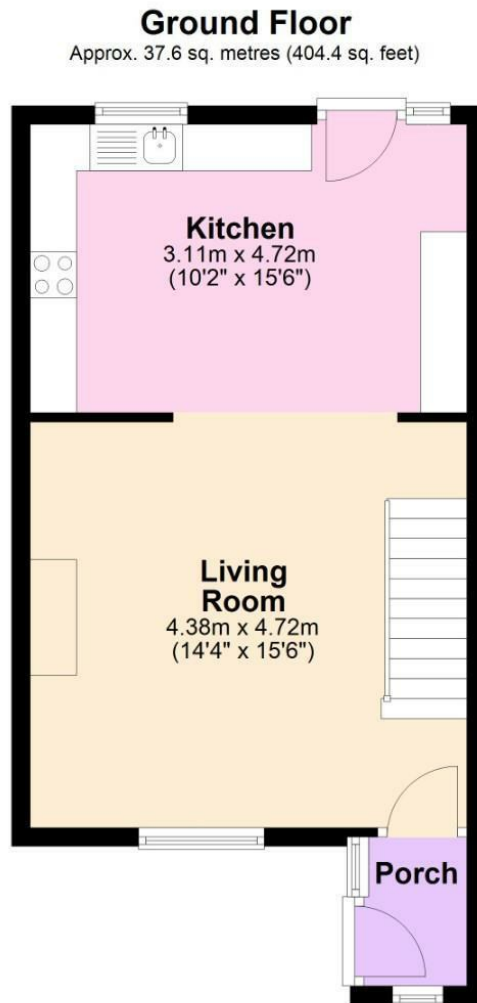
Ground floor accommodation comprises an entrance porch leading into the main reception room. The living room is a generous size and benefits from a front-aspect window, flooding the room with natural light. The living room leads into the kitchen through an open doorway, giving the ground floor an open-plan feel. The kitchen features a range of base and wall units, along with integrated appliances including an oven, hob, extractor hood and dishwasher. The kitchen also provides access to the rear garden via a back door.

To the first floor, there are two well-proportioned double bedrooms, served by a three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

To the front, the property is situated at the end of a quiet cul-de-sac and benefits from its own single garage.

To the rear, there is a low-maintenance garden with both lawn and patio areas, enclosed by fenced boundaries.

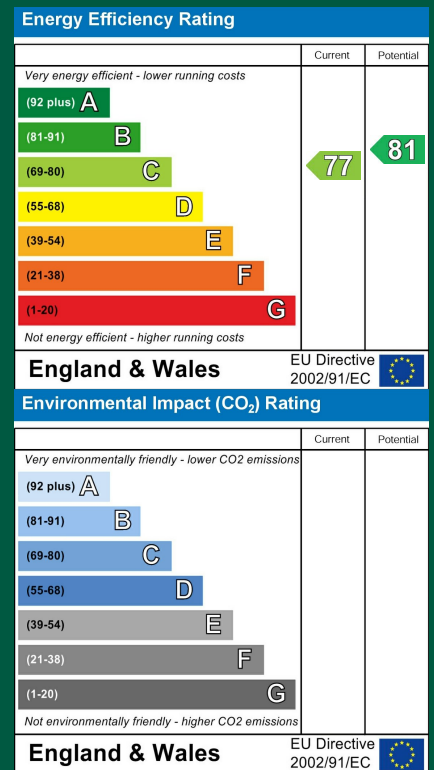




Total area: approx. 65.1 sq. metres (700.9 sq. feet)



EPC



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.

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