



40 Grainger Avenue

West Bridgford | NG2 7AS | Guide Price £249,950

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ROYSTON
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- Semi Detached House
- Potential To Create Third Bedroom
- Modern Fitted Kitchen
- BRAND NEW BOILER - EPC C
- No Upward Chain
- Two Double Bedrooms
- Lounge, Dining Room
- Front and Rear Gardens
- Council Tax B
- Viewing Highly Recommended





NO UPWARD CHAIN*** 2 SPACIOUS BEDROOM END TERRACE PROPERTY WITH NEW BOILER INSTALLED IN 2026, IN EXCELLENT LOCATION IN WEST BRIDGFORD (POTENTIAL TO BECOME A 3 BEDROOM)*** IDEAL FOR FIRST TIME BUYERS AND/OR INVESTORS

A well-presented semi-detached house offering generous accommodation over both floors. The property is currently a spacious two bedroom house but with a simple internal conversion to the first floor (subject to building regulations) could be converted like many in this area, to a three bedroom property.

Amenities nearby include local shops, bars, restaurants as well as commuting links via the A52. It is also in the catchment for the well-regarded schools situated in West Bridford.

Upon entering the property through the porch you are greeted by a hallway which provides access to the ground and first floor. There are two reception rooms and a modern kitchen.

To the first floor there are two good-sized bedrooms. The bedrooms are complemented by a bathroom with a three piece white suite including a wash basin, WC and a bath with an overhead shower.

Outside, there is an enclosed rear garden with a patio and lawned garden. The front garden is accessed via a shared pathway giving access to a low maintenance front garden and access to the property.

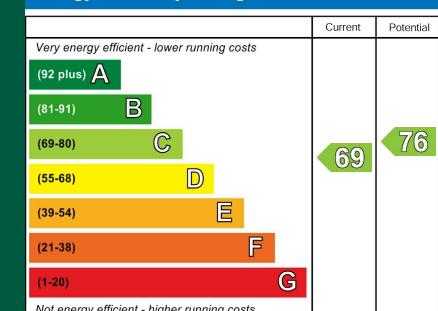
The property is being sold with no upward chain.



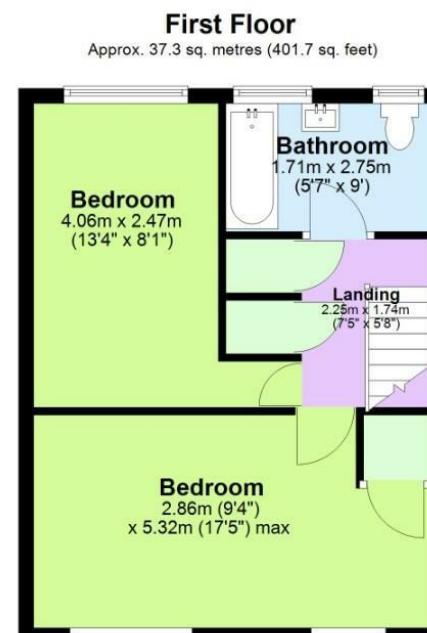
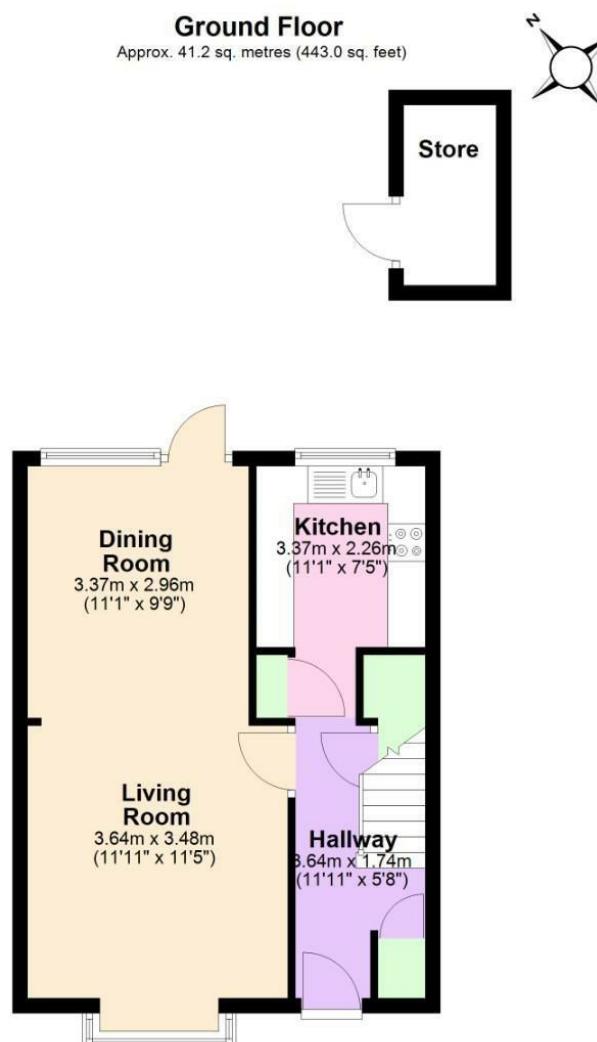
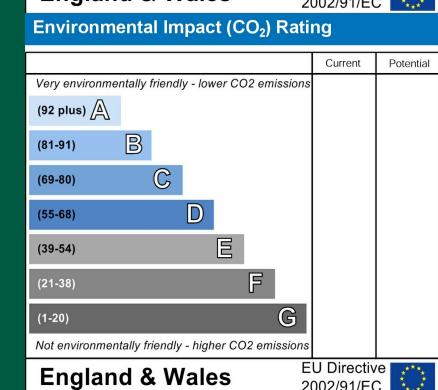


EPC

Energy Efficiency Rating



England & Wales



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