



40 Grainger Avenue

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

ROYSTON  
& LUND



- 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 Bridgford.

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.

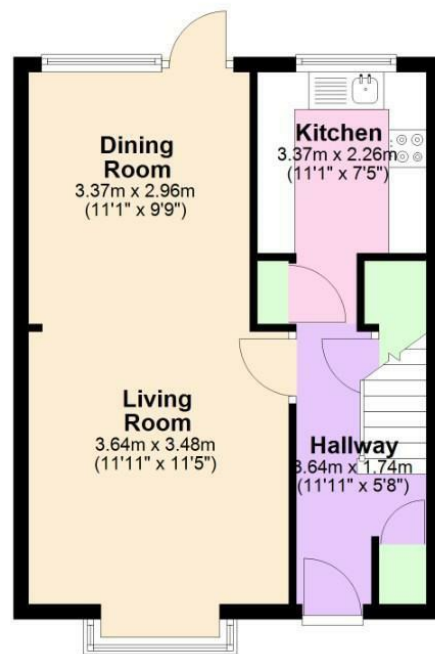
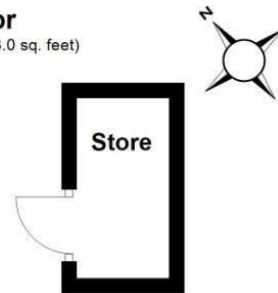
Outside, there is an enclosed rear garden with a patio and lawned garden. The front garden is accessed via a shared pathway giving access to a low maintenance front garden and access to the property.

The property is being sold with no upward chain.



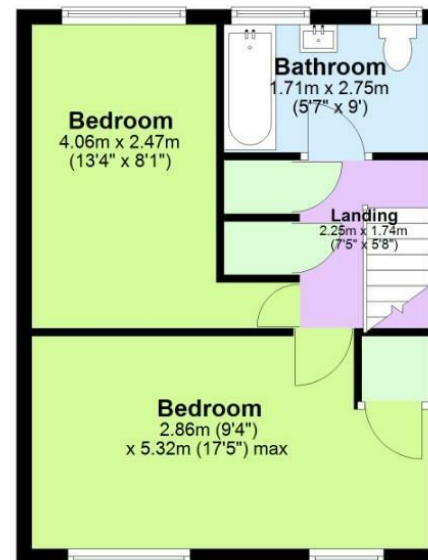
## Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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