

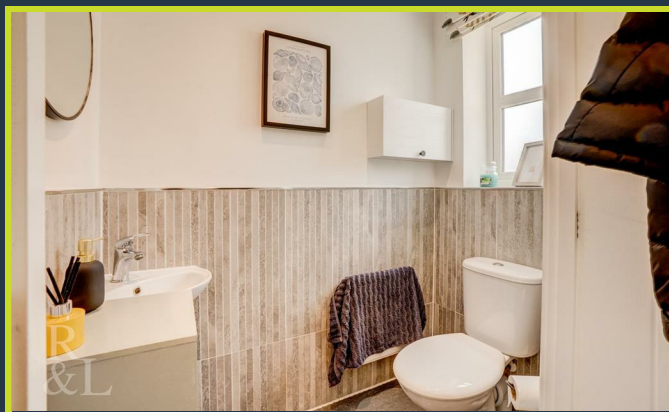


39 Summer Drive

West Bridgford | NG2 7YJ | £295,000

ROYSTON
& LUND

- Two Double Bedrooms
- Immaculately Presented Throughout
- Ground Floor WC
- Close By To Numerous Amenities
- EPC Rating - B
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Low Maintenance Rear Garden
- Excellent Transport Links
- Freehold - Council Tax Band - B





****IMMACULATELY PRESENTED****

A beautifully presented two double bedroom home in West Bridgford. Situated close by to numerous amenities that West Bridgford has to offer being a short drive from Loughborough Road shops and Central Avenue where you will find local shops, pubs and restaurants. Not to mention having excellent transport links and being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

In brief the property comprises an entrance hall with WC, stunning integrated kitchen with oven, hob and extractor, built in washing machine and fridge/freezer. The lounge/diner boasts more than enough room for family and friends whilst showing French doors to the rear garden.

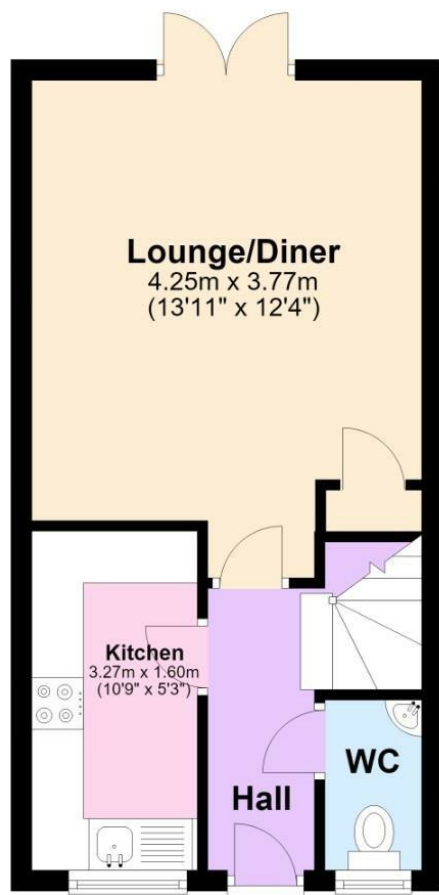
Upstairs there are two well proportioned double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the rear of the property there is an enclosed garden with a patio off the lounge, perfect for outdoor seating and or alfresco dining and a lawn with fenced boundaries.



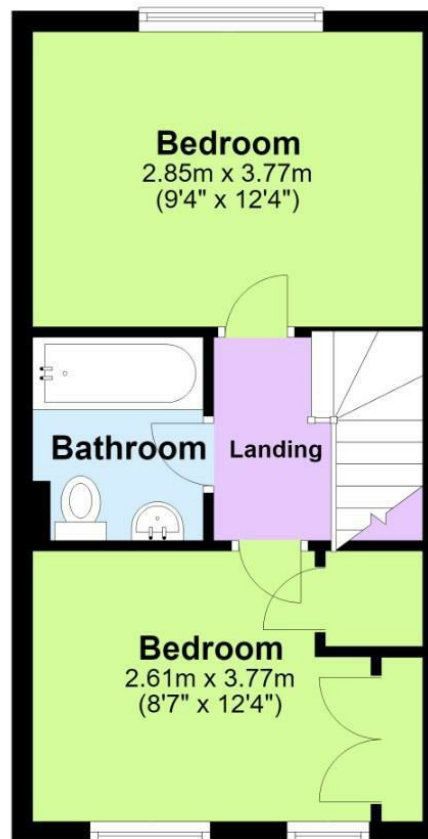
Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

**ROYSTON
& LUND**