39 Wisteria Drive

Edwalton | NG12 4HZ | Offers Over £285,000

ROYSTON & LUND

- ***IDEAL FOR BUY TO LET INVESTORS***
- Ample Off Street Parking
- Downstairs WC
- Low Maintenance Rear Garden
- Excellent Transport Links
- Two Double Bedrooms
- Integrated Kitchen Appliances
- Family Bathroom And Ensuite Shower Room
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools

Royston and Lund are delighted to bring to the market this two-bedroom mid-terrace property situated on a quiet street in Edwalton. Located close to numerous amenities, including local shops, well-regarded schools and excellent transport links into West Bridgford and Nottingham City Centre, this property would be a great fit for Buy to Let Investors, generating a yearly income of £16,440!

Ground floor accommodation comprises an entrance hall that leads into the main reception room and staircase to the first floor. The living room is a generous size and benefits from a large front aspect window, flooding the room with natural light. Off the living room is the kitchen diner, which showcases high-quality base and wall units housing integrated appliances such as an oven, hob and extractor, along with a built-in fridge freezer and dishwasher. The kitchen also benefits from French doors leading out to the rear garden, a useful utility area and a downstairs WC.

To the first floor there are two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room. Bedroom two features a spacious over-stairs cupboard, perfect for additional storage. Both bedrooms also have access to a modern three-piece family bathroom.

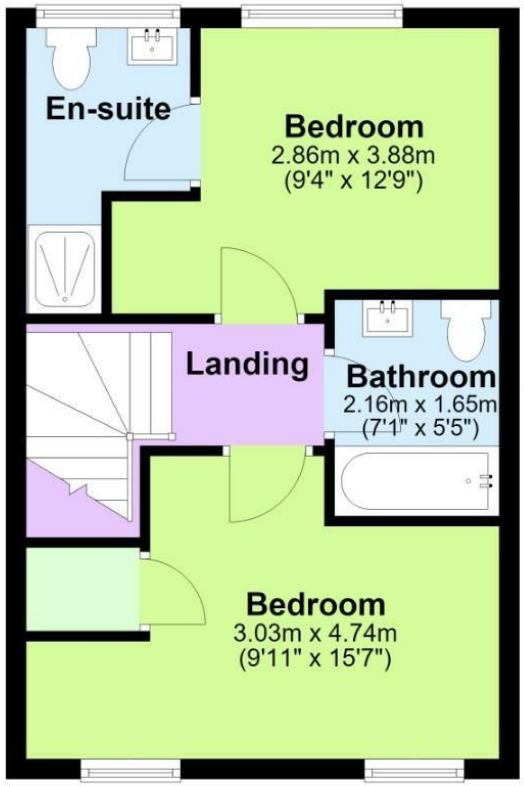
Facing the property there is ample off-street parking via two allocated parking spaces. To the rear there is an enclosed garden featuring a patio area leading onto a lawn, with a pathway running down the left-hand side and fenced boundaries.

Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)

First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



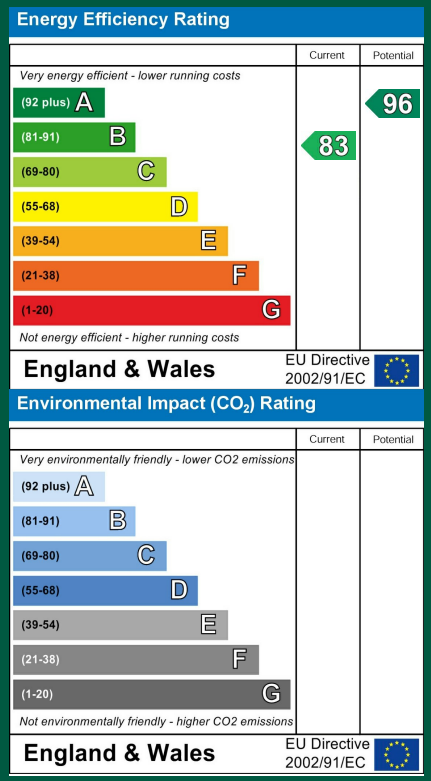
Total area: approx. 69.2 sq. metres (745.2 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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