



3 Clumber Road

West Bridgford | NG2 6DP | Guide Price £270,000 - £280,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £270,000 - £280,000\*\*
- Ideal For First Time Buyers
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Modern Fitted Three Piece Bathroom
- Low Maintenance Courtyard Garden
- Short Walk From Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - C





**\*\*ATTENTION FIRST TIME BUYERS\*\***

GUIDE PRICE £270,000 -£280,000

Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located in Central West Bridgford. Situated close by to numerous amenities being just a short walk from Central Avenue where there are local shops, bars and restaurants. Not to mention having excellent transport links into the City Centre and being in the catchment area for well regarded schools. This property would be an excellent fit for first time buyers or a high quality buy to let.

Ground floor accomodation comprises a living room upon entry which features a large front aspect window flooding the room with natural light, complimented by a gas log burner for those winter months. The kitchen is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan along with a built in fridge and freezer and integral dishwasher. Off from the kitchen positioned to the rear aspect is the three piece family bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

To the first floor there are two well proportioned double bedrooms that share the bathroom to the ground floor.

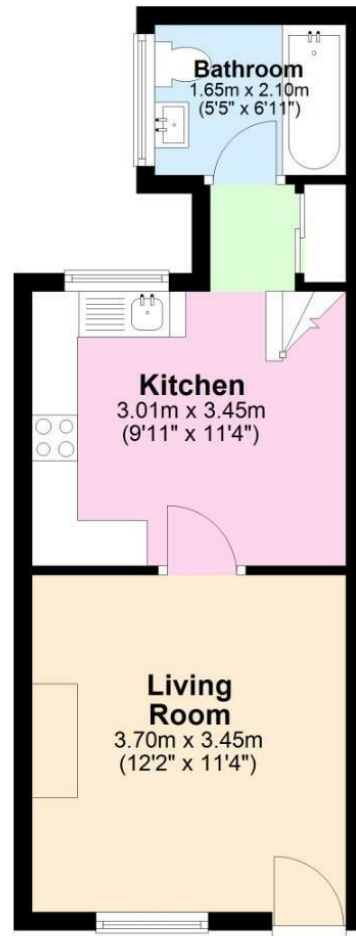
Facing the property there is on street parking and to the rear there is a well kept courtyard garden ideal for summer seating.





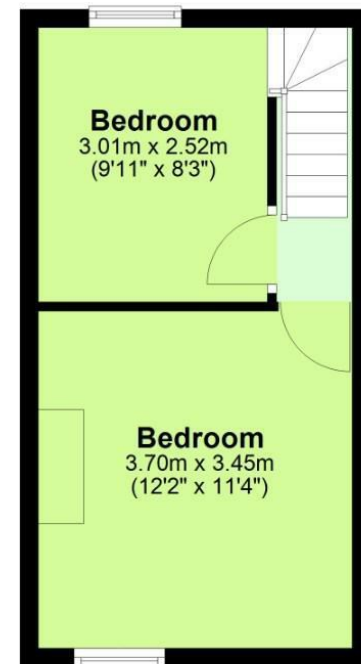
## Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



Total area: approx. 52.4 sq. metres (564.3 sq. feet)



## EPC

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

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