



7 Hornbeam Close

Edwalton | NG12 4GH | Guide Price £270,000 - £290,000

ROYSTON  
& LUND

- //ATTENTION FIRST TIME BUYERS//
- Two Bedroom Mid Terrace
- Close By To Numerous Amenities
- Ample Off Street Parking - Tandem Parking Spaces
- EPC Rating - B
- \*\*GUIDE PRICE £270,000 - £290,000\*\*
- Integrated Kitchen Appliances
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





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

A well appointed two bedroom mid terrace property located in Edwalton. Situated close by to numerous amenities being a short drive from West Bridgfords Central Avenue where there are local shops, pubs and restuarants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the surrounding villages and into the City Centre. This property would be a great fit for first time buyers or a growing family.

Ground floor accomodation comprises of a porch upon entry that leads into the main reception room. The living room is a generous size with a front aspect window flooding the room with natural light. Off from the living room is the kitchen which benefits from integrated appliances such as an oven, hob and extractor fan along with a built in over and under fridge freezer, dishwasher and washing machine. The kitchen grants access to the rear garden through French doors. The ground floor further has a downstairs WC and understair storage.

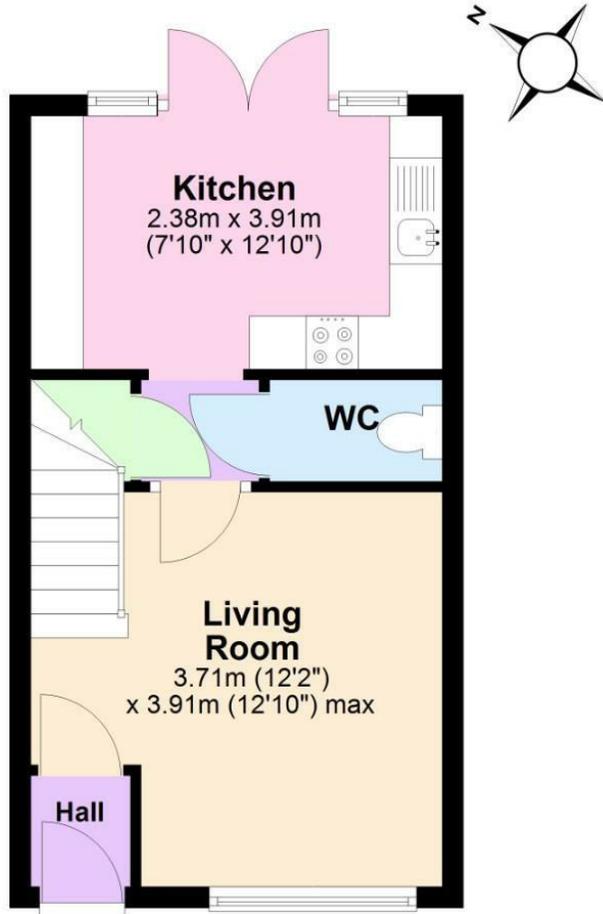
To the first floor there are two well proportioned double bedrooms that share a three piece family bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is onstreet parking. In addition to the on street parking outside the house, the property has its own tandem driveway with parking for two cars which is situated in the middle driveway to the left of the property. To the rear there is a lawned garden which is enclosed by fenced borders and right of way access.

Please Note: Some of the displayed photographs have been edited using AI tools.

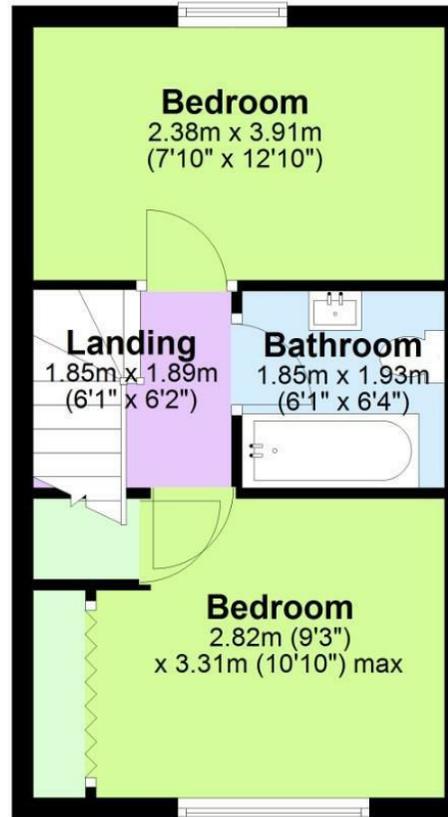
## Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>84</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			
<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) <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			
<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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