



27 Clumber Road

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

ROYSTON
& LUND

- **GUIDE PRICE £270,000 - £290,000**
- Log Burner
- Downstairs WC
- Excellent Location
- EPC Rating - D
- Two Double Bedrooms
- Galley Kitchen With Integrated Appliances
- Walking Distance To Central Avenue
- Amazing Transport Links
- Freehold - Council Tax Band - B





****GUIDE PRICE £270,000 - £290,000****

2 BED MODERN END TERRACED IDEAL FOR FIRST TIME BUYERS OR INVESTORS - Check our KEY FACTS FOR BUYERS at the bottom of summary.

Located a short walk away from Central Avenue where there are local shops, pubs, bars and restaurants as well as having excellent transport links into the City Centre. This property is perfect for a growing family or first time buyers.



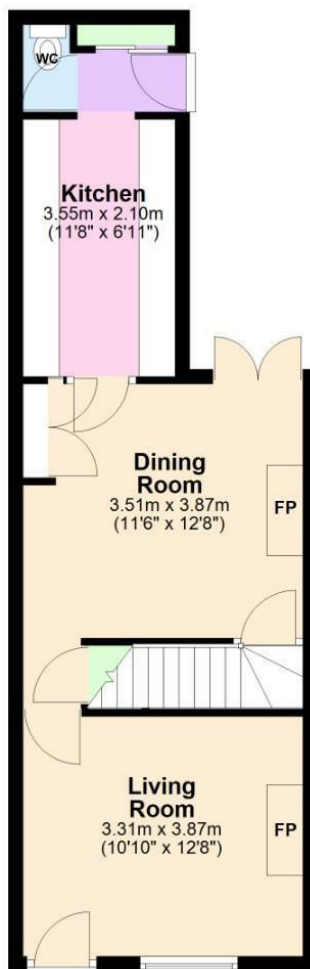
Ground floor accommodation comprises of two main reception rooms being the living room upon entry which leads into the dining room granting access to the rear garden through French doors and into the galley kitchen towards the rear aspect which contains integrated appliances such as an oven, hob and extractor fan with room to fit further freestanding appliances. Located to the rear of the kitchen is a pantry space and WC which allows access to the side and rear of the garden.

To the first floor there are two well proportioned double bedrooms. The main bedroom to the front aspect and the second bedroom overlooking the rear garden. Both bedrooms share a modern fitted four piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking and to the rear there is a courtyard which has storage space and is enclosed by fenced borders.

Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(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**