



24 Manvers Road

West Bridgford | NG2 6DH | £385,000

ROYSTON
& LUND

- ****NO CHAIN****
- Really Well Presented Throughout
- Integrated Kitchen Appliances
- Spacious sun room/ reception room
- EPC Rating - C
- Minutes away from West Bridgford Central Avenue
- Low Maintenance rear Garden
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





****NO CHAIN****

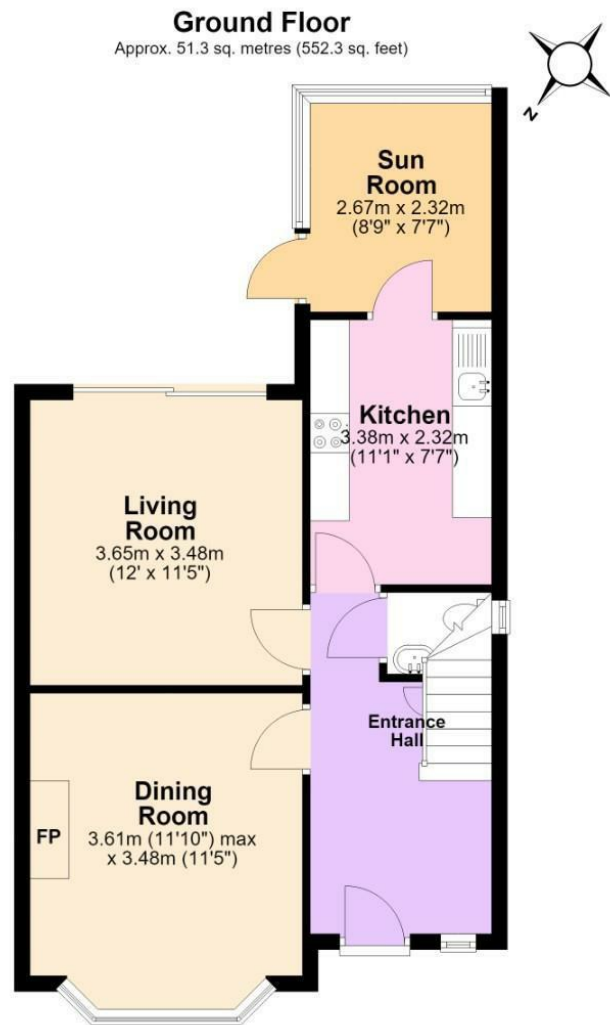
Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located within walking distance of Central Avenue in West Bridgford. Situated close to numerous amenities, including local shops, pubs and bars, the property also benefits from excellent transport links and falls within the catchment area for well-regarded schools. This property would be an excellent fit for growing families, first-time buyers and those seeking a high-quality buy-to-let investment.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, dining room, kitchen, ground floor WC and staircase to the first floor. The dining room is a generous size and boasts more than enough room for family and friends, whilst showcasing a large front-aspect bay window and period fireplace. The living room features a further period fireplace and also benefits from sliding doors to the rear aspect, leading out to the rear garden. The modern fitted galley kitchen presents high-quality fixtures and fittings whilst housing integrated appliances, including an oven, hob, extractor fan and dishwasher, along with additional space for freestanding white goods. Positioned off the back of the kitchen is the sun room, which is flooded with natural light and provides access to the rear garden.

To the first floor there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both doubles and feature period fireplaces. Bedroom three is a spacious single. All three bedrooms share a well-presented three-piece bathroom consisting of a bath with a shower overhead, wash basin and WC.

Facing the property there is on-street parking with an enclosed courtyard area leading to the front door. To the rear there is an immaculately presented garden with a patio area providing space for summer seating, a lush lawn, well-kept flower beds and a convenient storage shed. The garden is fully enclosed by fenced boundaries.





Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

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.



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		
	69	80
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		

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