



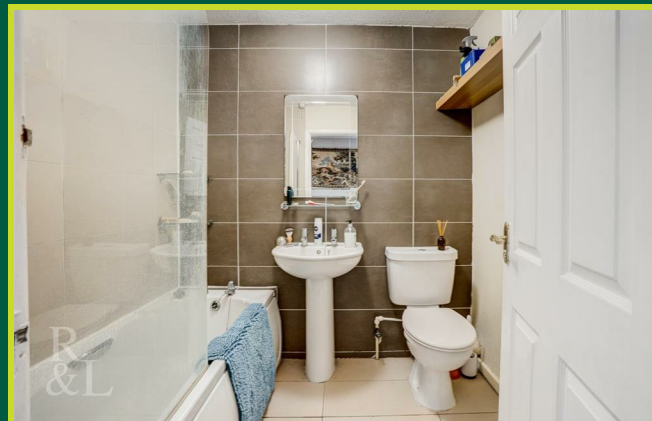
65 Northwold Avenue

West Bridgford | NG2 7LQ | Guide Price £250,000 - £265,000

ROYSTON
& LUND

- Two Bedroom Mid Terrace Property
- Solar panels with battery system back-up
- Single Garage
- Excellent Transport Links
- EPC Rating - C
- Air conditioning fitted to BOTH bedrooms
- Modern Tiled Bathroom
- Close By To Numerous Amenities
- Viewing Recommended
- Freehold - Council Tax Band - B





****GUIDE PRICE £250,000 - £265,000****

Royston and Lund are pleased to bring to the market this two-bedroom end-terrace property, situated at the end of a cul-de-sac in West Bridgford. Located close to numerous amenities, including local shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for first-time buyers or a growing family.

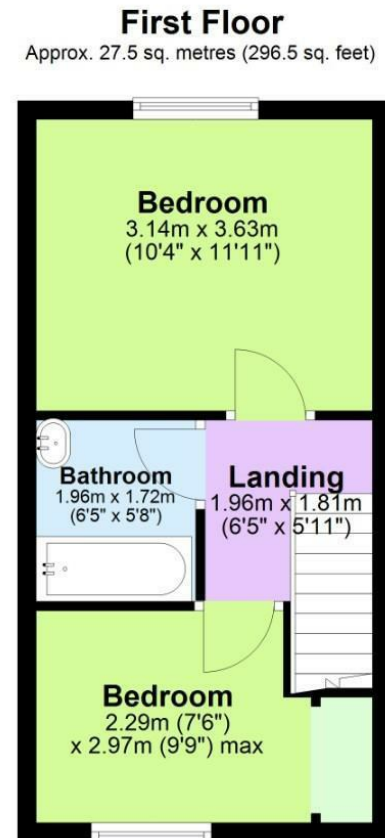
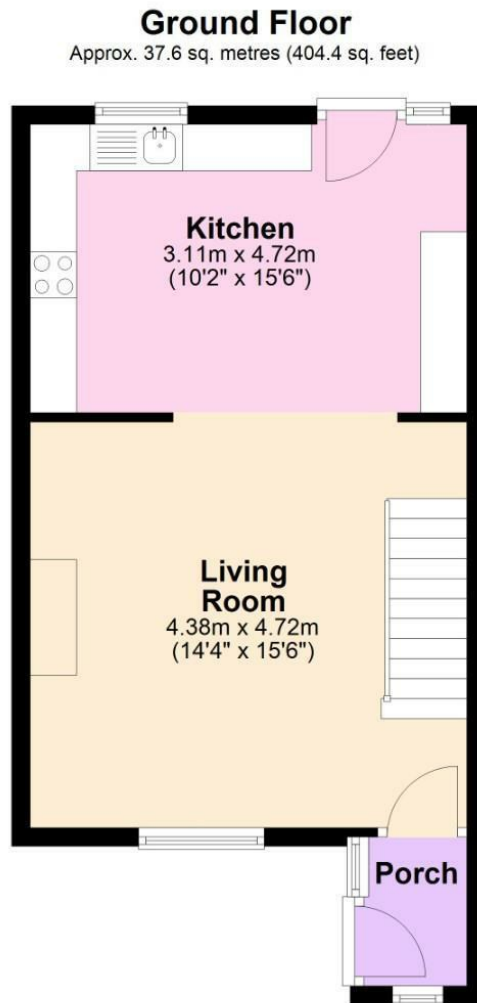
Ground floor accommodation comprises an entrance porch leading into the main reception room. The living room is a generous size and benefits from a front-aspect window, flooding the room with natural light. The living room leads into the kitchen through an open doorway, giving the ground floor an open-plan feel. The kitchen features a range of base and wall units, along with integrated appliances including an oven, hob, extractor hood and dishwasher. The kitchen also provides access to the rear garden via a back door.

To the first floor, there are two well-proportioned double bedrooms, served by a three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

To the front, the property is situated at the end of a quiet cul-de-sac and benefits from its own single garage.

To the rear, there is a low-maintenance garden with both lawn and patio areas, enclosed by fenced boundaries.

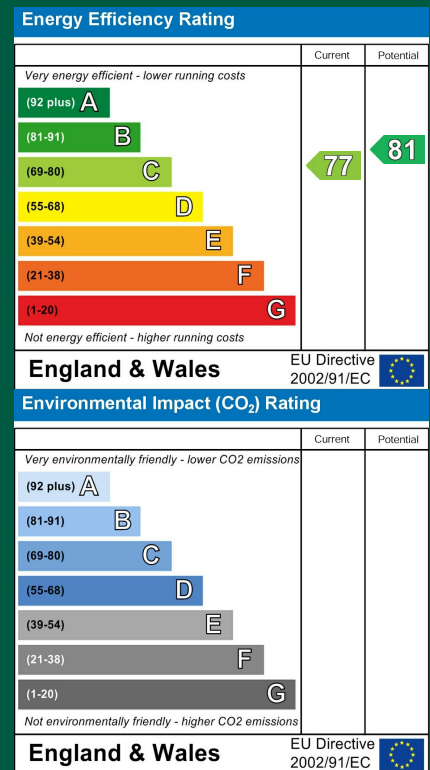




Total area: approx. 65.1 sq. metres (700.9 sq. feet)



EPC



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