



16 Roecliffe

West Bridgford | NG2 7FY | Guide Price £299,000 - £310,000

ROYSTON
& LUND

- Three Bedroom Family Home
- Spacious Kitchen Diner
- Family Bathroom And Separate Shower Room
- In The Catchment Area For Well Regarded Schools
- EPC - C
- End Terrace
- Ground Floor WC
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





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****PLANNING APPROVED FOR EXTENSION TO THE REAR****

Royston and Lund are delighted to bring to the market this three-bedroom end-terrace property located on Roecliffe in West Bridgford. Situated close to numerous amenities, including the Loughborough Road shops, and just a short drive from Central Avenue, where you will find a variety of local shops, pubs and restaurants, the property is ideally positioned. Not to mention, it falls 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 great fit for a growing family.

The ground floor accommodation comprises an entrance hallway leading into the main reception room, kitchen diner, and stairs to the first floor. The living room is generously sized and benefits from a large front-aspect window, flooding the space with natural light. It also features a stylish fireplace and a sun room positioned to the rear, accessed through French doors, which in turn provides access to the rear garden.

The kitchen diner is ample in size and showcases high-quality base and wall units housing integrated appliances, including an oven, hob and extractor fan, along with more than enough space for freestanding white goods. Off the kitchen is an inner hallway, which offers a further useful storage cupboard, a ground floor WC, and a rear door leading to the garden.

To the first floor there are three well-proportioned double bedrooms. The principal bedroom and bedroom two both benefit from built-in cupboard space. All three bedrooms are served by a modern three-piece bathroom comprising a bath with a shower overhead, wash basin and WC, as well as a separate shower room.

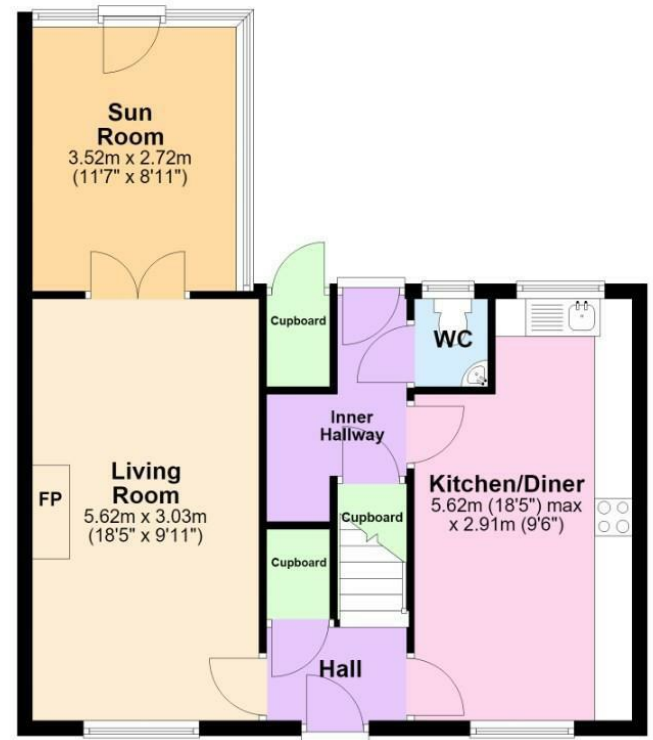
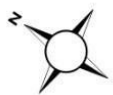




EPC

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

Ground Floor
Approx. 54.8 sq. metres (590.3 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 99.8 sq. metres (1074.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**