16 Roecliffe

West Bridgford | NG2 7FY | Offers Over £292,000 - £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

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.

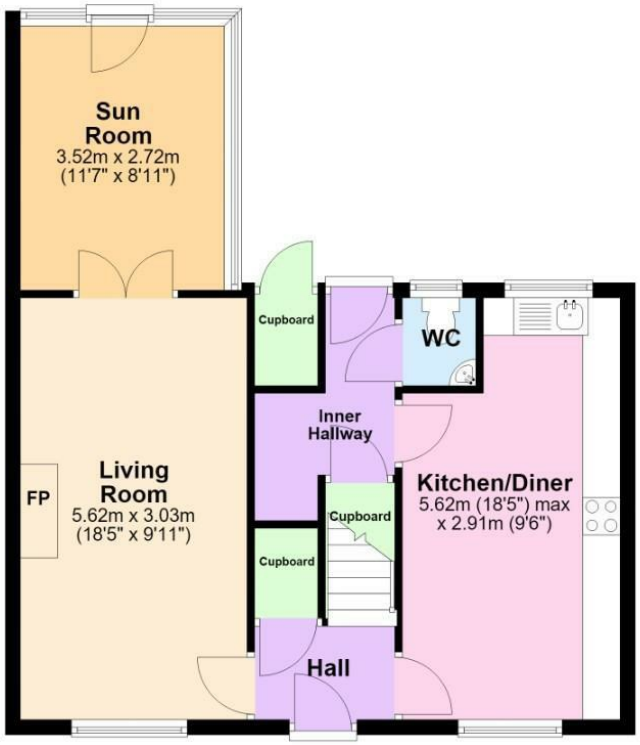
The ground floor accommodation comprises an entrance hallway leading into the main reception room, kitchen diner, and stairs to the first floor. The living room is generously sized and benefits from a large front-aspect window, flooding the space with natural light. It also features a stylish fireplace 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.

Ground Floor

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



First Floor

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

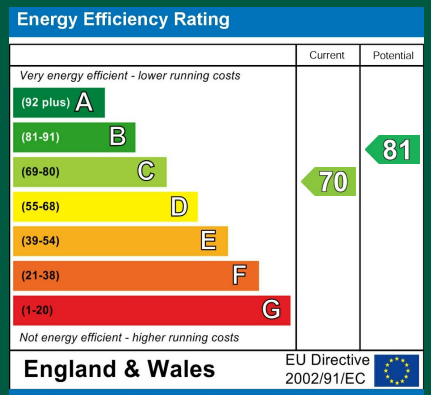
Total area: approx. 99.8 sq. metres (1074.6 sq. feet)

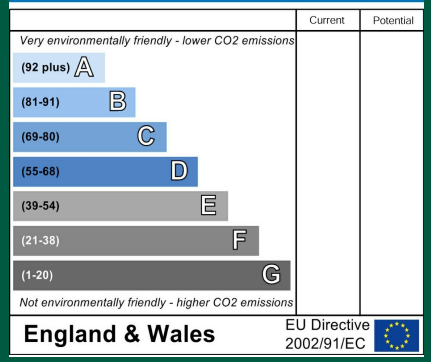
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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