



53 Sturgeon Avenue

Clifton | NG11 8HE | Offers Over £200,000

ROYSTON
& LUND

- Three Bedroom End Terrace Property
- Well Presented Throughout
- Three Piece Bathroom
- Outbuildings To The Side Of The Property Providing Further Storage
- EPC Rating - C
- Ample Off Street Parking Via Private Double Driveway
- Built In Storage To Both Main Bedrooms And Landing
- Living Room, Dining Room And Conservatory
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





Royston and Lund are delighted bring to the market this three bedroom end terrace property located in Clifton. Situated close by to numerous amenities such as supermarkets and local shops. Bars and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for a growing family.

In brief the ground floor comprises a hallway that leads into the kitchen and stairs to the first floor. The kitchen is ample in size with a large window overlooking the rear elevation along with integrated kitchen appliances such as an oven, hob and extractor fan, with more than enough room to add further freestanding appliances and a side door to the exterior. Off from the kitchen is the dining room which leads into the living room to the front aspect and the spacious conservatory to the rear which leads into the rear garden.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two both feature built in storage cupboards along with storage to the landing. The third bedroom is an over stair single and all share a three piece suite bathroom.

Facing the property there is ample off street parking via a double driveway fitting several vehicles. The rear is a low maintenance patio and lawned garden with levelled flower beds. To the left hand side of the property there are small outbuildings perfect for storage.





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		
	73	80

England & Wales EU Directive 2002/91/EC

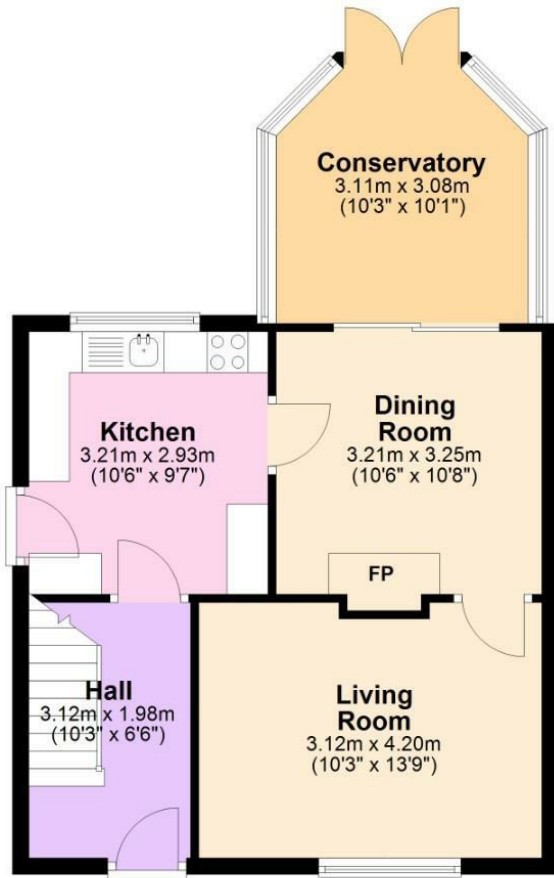
Environmental Impact (CO₂) Rating

	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

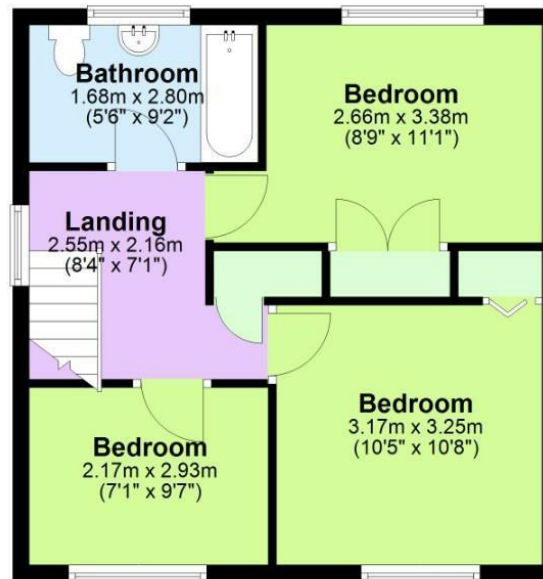
Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 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.

ROYSTON & LUND