

19 Grainger Avenue

West Bridgford | NG2 7AS | Guide Price £285,000

ROYSTON & LUND

- ROYSTON & LUND ARE PROUD TO PRESENT
- All Double Bedrooms
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- EPC Rating - D
- Well Presented Throughout
- Off Street Parking
- Downstairs WC
- Excellent Transport Links
- Freehold Council Tax Band - C

















NO CHAIN

Royston and Lund are delighted to bring to the market this three-bedroom mid-terrace property located on the quiet cul-de-sac of Grainger Avenue in West Bridgford. Situated 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 to the surrounding villages and Nottingham City Centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall leading into the main reception room, kitchen, downstairs WC, storage cupboard, and staircase to the first floor. The main reception room is a generous size, featuring a front-aspect bay window and stylish fireplace. This room has been knocked through to create further open-plan living space to the rear, where sliding doors provide access to the garden.

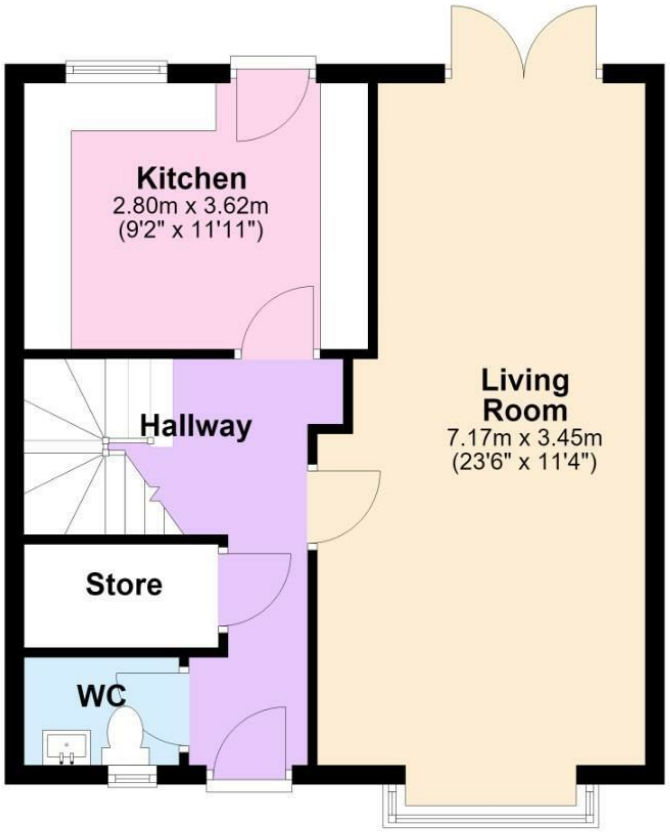
The kitchen is also generously sized and benefits from a range of base and wall units, offering ample space for freestanding appliances, along with a further door leading to the rear garden. The ground floor is completed by a downstairs WC/cloakroom and a handy storage cupboard.

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

To the front of the property, there is a double tandem driveway providing off-street parking for two vehicles. To the rear, a patio area provides the perfect space for summer seating and al fresco dining. Steps lead down from the patio to a lawned garden bordered by planted beds and fenced boundaries. The rear garden additionally features a brick-built storage shed.

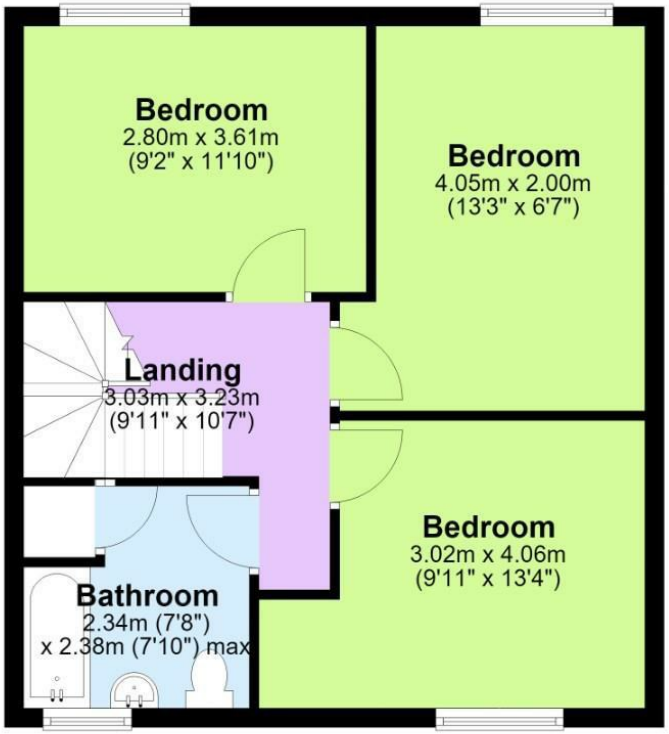
Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 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.

The Property Ombudsman

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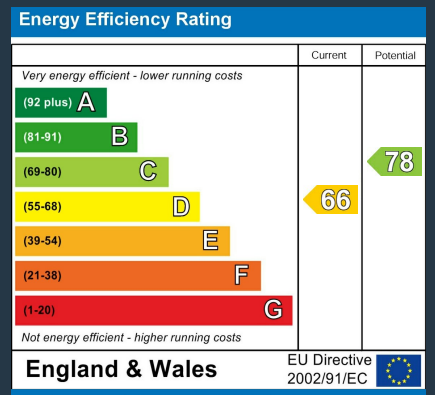
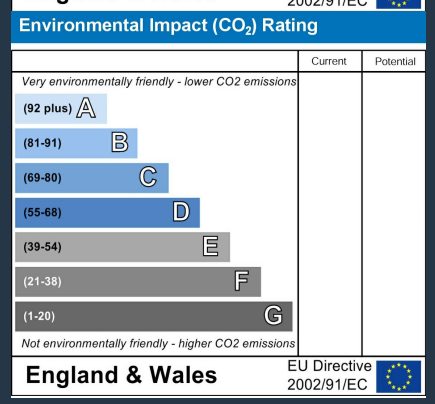
THE GUILD PROPERTY PROFESSIONALS

EPC





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