



18 Peveril Drive

West Bridgford | NG2 7AU | £345,000

ROYSTON
& LUND

- Three Bedrooms
- Ground Floor WC And Cloakroom
- All Double Bedrooms
- Close By To Numerous Amenities
- EPC Rating - C
- Semi Detached
- Spacious Reception Room
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom semi-detached property located in West Bridgford. Positioned down a quiet cul-de-sac, with ample off-street parking, the property is close to numerous amenities, within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre and surrounding villages. This property would be a great fit for a growing family.

Ground floor accommodation comprises an initial porch and hallway upon entry that leads into the main reception room, kitchen to the rear, ground floor WC, cloakroom and stairs to the first floor. The living/dining room is a generous size and benefits from plenty of open space for family and friends, whilst a front aspect bay window floods the space with natural light and French doors lead to the rear garden. The kitchen is a generous size and benefits from base and wall units that house integrated appliances such as an oven, hob and extractor hood, with more than enough room to add freestanding appliances. The kitchen furthermore has additional access to the rear garden via a back door.

To the first floor there are three well-proportioned bedrooms. The master bedroom and third bedroom both have built-in wardrobes. All three bedrooms share a spacious, tiled three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a double driveway with front and side access points. To the rear, there is a low-maintenance garden showing a full patio area, raised lawn and further patio area to the rear aspect, providing plenty of space for summer seating and/or alfresco dining. The rear garden also presents a useful brick-built storage room and is enclosed by fenced borders.



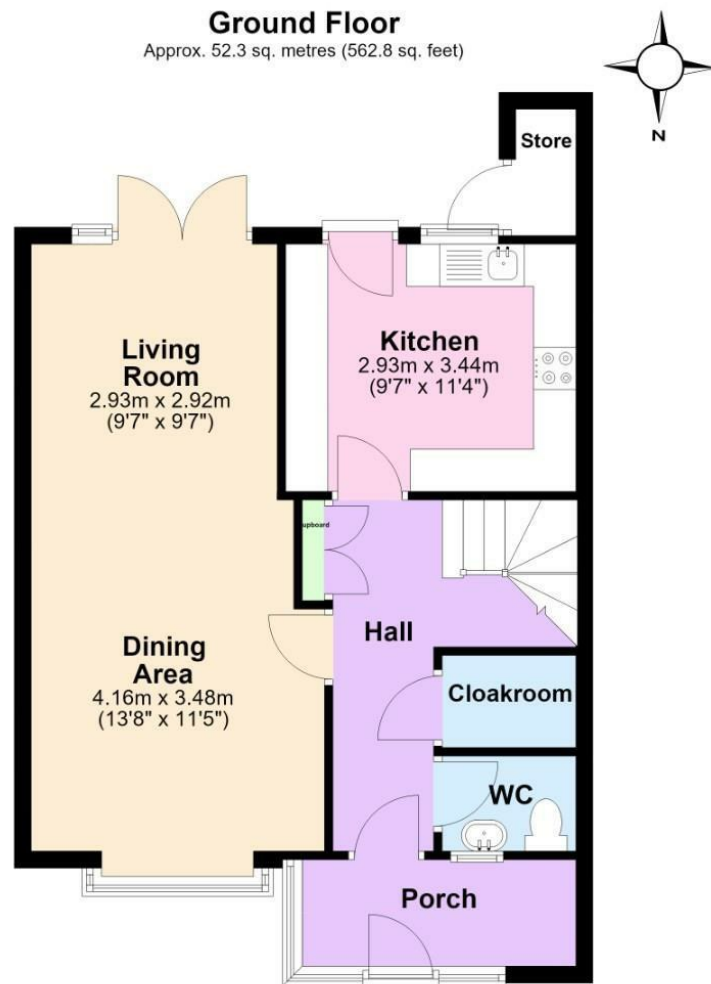


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(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		

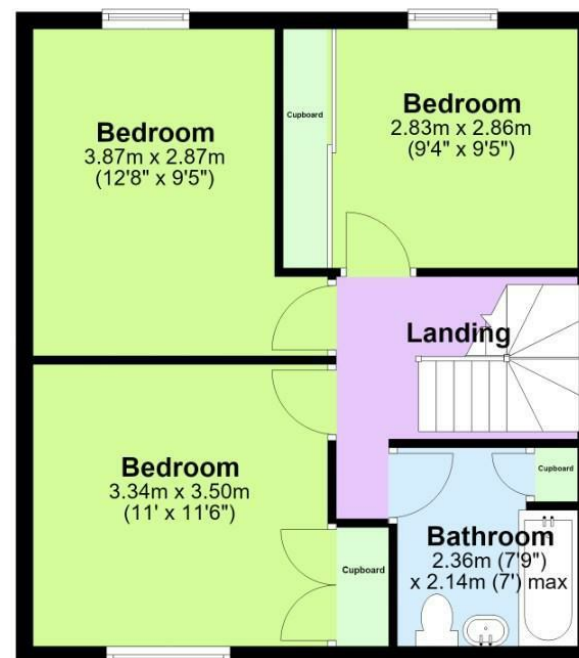
Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 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.

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