

75 Northwold Avenue

West Bridgford | NG2 7LQ | Guide Price £250,000 - £260,000

ROYSTON & LUND

- Two Bedroom Mid Terrace Property
- Single garage with ample off road parking
- In The Catchment For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - C
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Ideal first time buyers property / Buy to let investment
- Freehold - Council Tax Band - B

















GUIDE PRICE £240,000 - £245,000

Royston and Lund are pleased to bring to the market this two-bedroom mid-terrace property, situated at the end of a cul-de-sac in West Bridgford. Located 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 into the City Centre and the surrounding villages. This property would be a perfect fit for first-time buyers or a growing family.

Ground floor accommodation comprises an entrance porch leading into the main reception room. The living room is a generous size and benefits from a front-aspect window, flooding the room with natural light. The living room leads into the kitchen through an open doorway. The kitchen features a range of base and wall units, along with integrated appliances including an oven, hob, extractor hood. The kitchen also provides access to the rear garden via a back door.

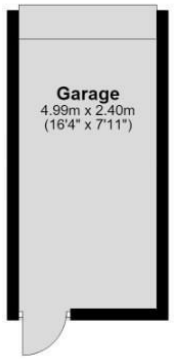
To the first floor, there are two well-proportioned double bedrooms, served by a three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

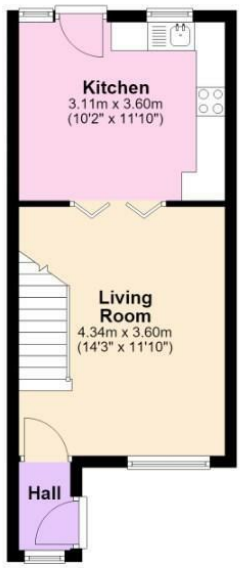
To the front, the property is situated at the end of a quiet cul-de-sac and benefits from its own single garage.

To the rear, there is a low-maintenance garden with both lawn and patio areas, enclosed by fenced boundaries and a useful single garage.

Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)





First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 sq. feet)

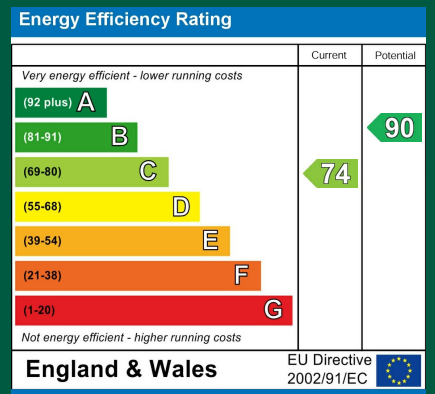
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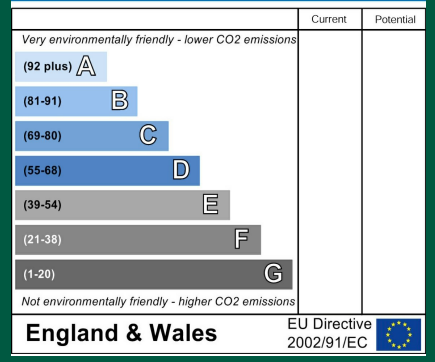
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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