

30 Mardale Close

West Bridgford | NG2 6SW | Guide Price £285,000 - £290,000

ROYSTON & LUND

- Proudly Presented By Royston & Lund Estate Agents
- Really Well Presented Throughout
- Family Bathroom And Ensuite
- Close By To Numerous Amenities
- EPC Rating - C
- New Combi Boiler With HIVE System
- Double Driveway
- Kitchen Diner With French Doors To The Garden
- Excellent Transport Links
- Freehold - Council Tax Band - C

















GUIDE PRICE £285,000 - £290,000

Royston and Lund are delighted to bring to the market this well-positioned two-bedroom semi-detached home in Gamston, West Bridgford, which is sold with no upward chain. This property benefits from off-street parking to the front for two vehicles and is conveniently situated with Morrisons within walking distance, as well as being within the catchment area for popular local schools. Central Avenue is also just a short drive away, where you will find pubs, restaurants and bars, making this property a great fit for first-time buyers or a growing family.

In brief, the property comprises an entrance hallway leading to the lounge and stairs to the first floor. The kitchen diner at the rear benefits from an integrated oven, hob and extractor fan, dishwasher and washer dryer with space for further freestanding appliances such as a fridge freezer, French doors leading to the rear garden and built-in storage under the stairs.

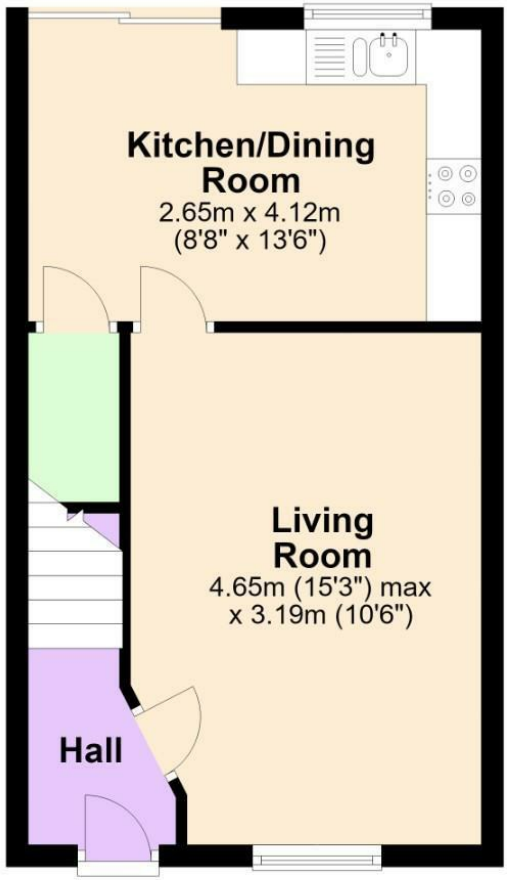
To the first floor, there are two bedrooms that benefit from built-in wardrobes. There is a useful en-suite shower room off the main bedroom and a separate three-piece bathroom consisting of a bath, WC and wash basin.

To the rear of the property, there is a westerly-facing garden, laid to lawn with walled and fenced boundaries, neat flower beds and a patio area to the rear aspect, providing ample space for summer seating.

To the front of the property, there is a generous double driveway providing off-road parking for two vehicles.

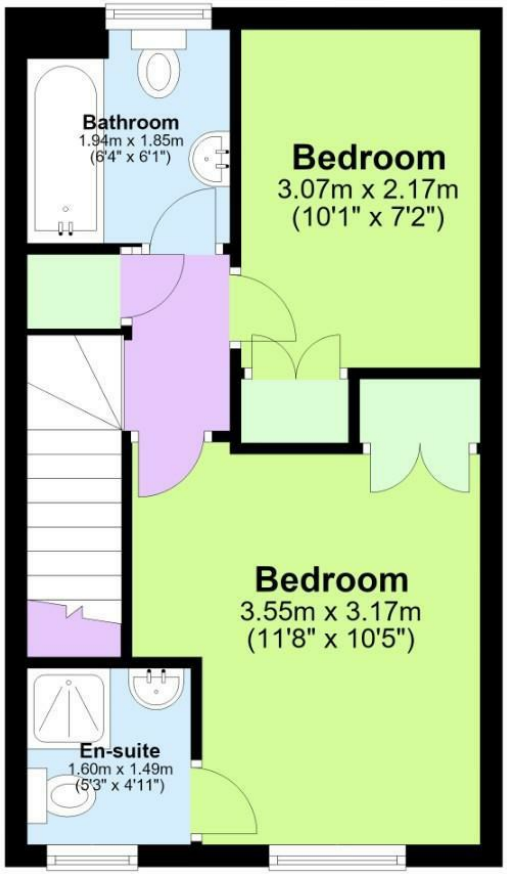
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



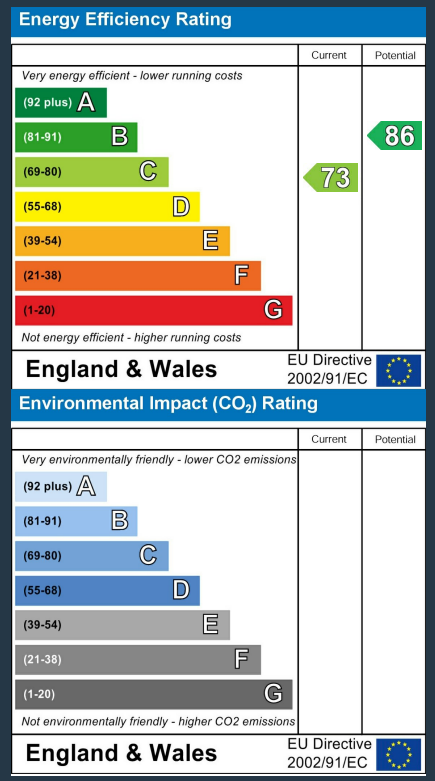
Total area: approx. 61.0 sq. metres (656.3 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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