

# SUPERIOR HOMES

# ROYSTON & LUND



# 92 Stratford Road

West Bridgford | NG2 6BA

Guide Price £520,000

\*\*\*There is a guided video tour of this property. Please contact Royston and Lund directly to view it\*\*\*

Guide Price £520,000 to £530,000

This stunning four bedroom semi-detached period property in the heart of West Bridgford which offers off road parking, has been extensively developed by the current owners and finished to a high standard throughout. The addition of a wrap around rear extension has created a wonderful social space for family and friends to enjoy with bi-fold doors that open up onto the west facing rear garden.

The property is entered into the hallway with the lounge now having an opening into the dining room, making a large open room with plenty of light shining through the bay window and side window. The lounge area has a wood-burner style gas fire with balanced flue and fitted shutters to the bay window. The open plan kitchen living space to the rear has a hand made bespoke kitchen with granite work tops, integrated dishwasher, range master cooker, fridge/freezer and microwave. There are several skylights overhead allowing light to flood in and bi-folding doors opening out into the rear.

The first floor has two well proportioned double bedrooms with the main bedroom to the front having an en-suite shower room and a family bathroom towards the rear consisting a freestanding bath, double shower, WC and wash basin. Finally to the second floor are two further double bedrooms both with feature cast iron fireplaces.

The property has off street parking to the rear and is fully double glazed with gas central heating.





- Guide Price £520,000 to £530,000
- Victorian semi-detached - Four bedrooms
- Two reception rooms
- Wrap around rear extension
- Kitchen family room with bespoke kitchen
- Ensuite to the main bedroom
- Off street parking
- Freehold
- EPC rating D
- Council tax band D







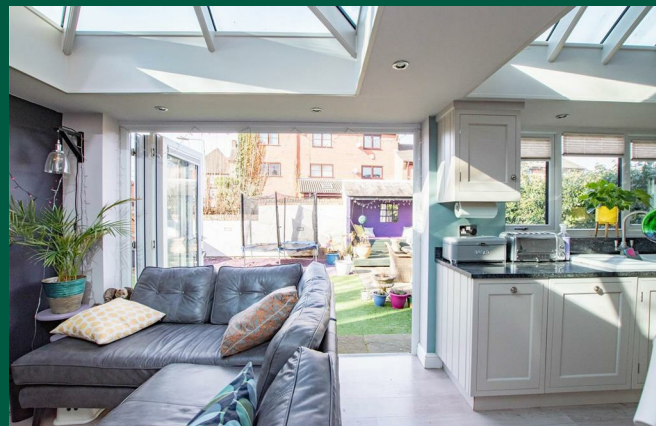




Stratford Road is within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.



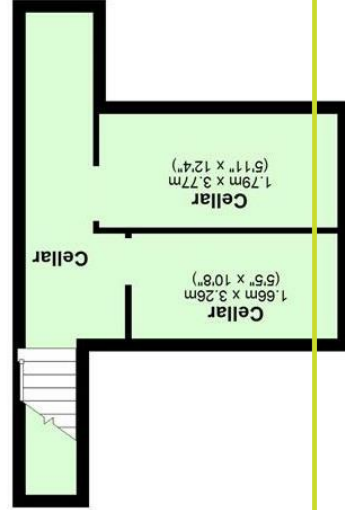
Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.



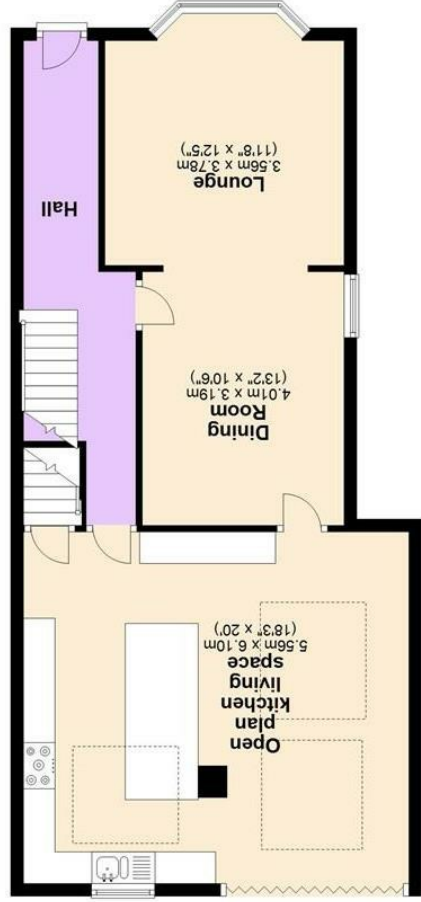
West Bridgford lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.

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.

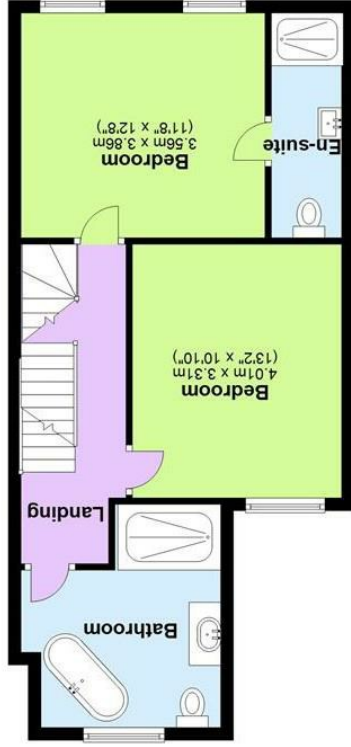
Total area: approx. 180.8 sq. metres (1946.2 sq. feet)



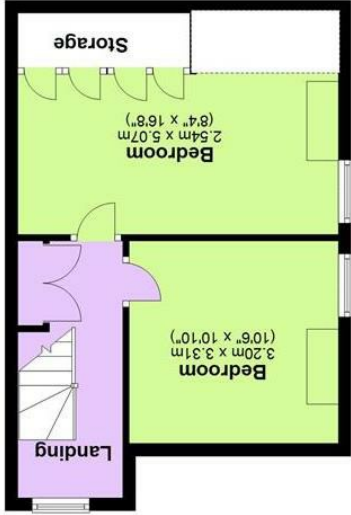
**Basement**  
Approx. 21.2 sq. metres (228.5 sq. feet)



**Ground Floor**  
Approx. 73.6 sq. metres (792.5 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (538.1 sq. feet)



**Second Floor**  
Approx. 36.0 sq. metres (387.1 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	57		78

EPC

