



8 Victoria Road

Bunny | NG11 6QF | Guide Price £300,000

ROYSTON
& LUND

- Three bedroom semi-detached
- Kitchen / diner
- Four piece bathroom
- Off street parking
- EPC rating E - Freehold
- Lounge with feature fireplace
- Conservatory
- Long rear garden
- Situated in the village of Bunny
- Council tax band C





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

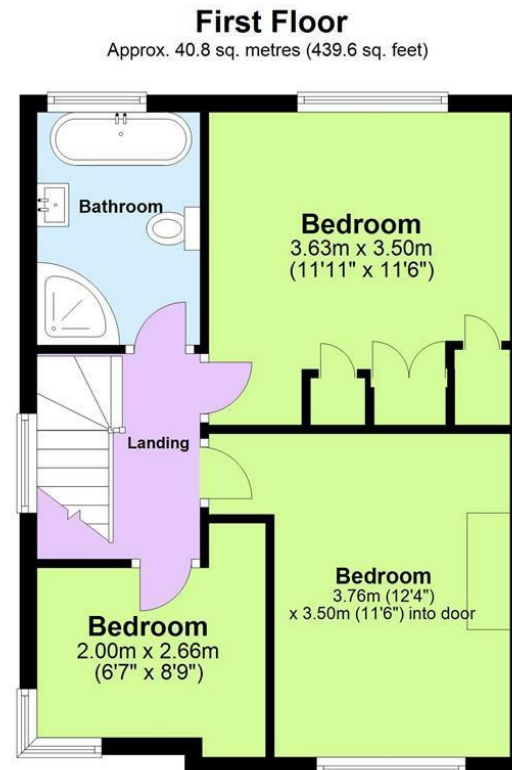
This well presented three bedroom semi-detached home in the village of Bunny has been fully modernised by the current owners and finished to a high standard throughout. The property benefits from a long garden to the rear, has off street parking and would be ideally suited to a growing family.

The property briefly comprises an entrance hall, lounge with feature fireplace and bay window, modern kitchen diner with integrated appliances and a conservatory to the rear. Upstairs are three well proportioned bedrooms and a four piece family bathroom. The property has been finished with solid wood floors and solid wood doors throughout and benefits from gas central heating and double glazing.

To the front of the property there is a gravelled driveway with secure gated access down the side and to the rear there is a patio with lawned garden and a raised decking towards the end.

Bunny village lies just six miles South of Nottingham City Centre, this very desirable and sought after location offers rural surroundings yet still remains close to a variety of amenities which include Parish Church, 'Rancliffe Arms' public house and Bunny Church of England Primary School.





Total area: approx. 89.0 sq. metres (958.2 sq. feet)



EPC

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

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