ROYSTON & LUND

7 Dovedale Road (3)
West Bridgford, Nottingham, NG2 6JB
£2,375 PCM

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7 Dovedale Road (3)
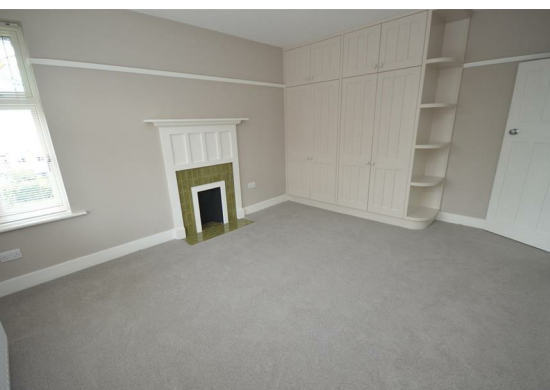
West Bridgford, Nottingham, NG2 6JB

Virtual tour upon request
Exceptionally spacious detached family home furbished to a high standard and situated in a highly sought after residential area of West Bridgford. Four good sized bedrooms, modern breakfast kitchen with integrated appliances, utility room and downstairs cloakroom. Bay fronted lounge and dining room with patio doors leading to a spacious patio and large established rear garden, gardener included. En suite to master bedroom, family bathroom with shower over bath. Garage, outbuildings and spacious driveway parking.....

Landlord has advised that pets are not permitted in the property

West Bridgford town centre can be found close by, 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.

Floor Plan

Ground Floor
Approx. 76.4 sq. metres (822.6 sq. feet)

First Floor
Approx. 70.1 sq. metres (754.6 sq. feet)

Breakfast Kitchen
5.54m x 3.10m
(18'2" x 10'2")

Living Room
4.41m x 4.39m
(14'6" x 14'5")

Bedroom
3.65m x 4.48m
(12' x 14'8")

Bedroom
3.60m x 3.10m
(11'10" x 10'2")

Cloakroom

Utility Room
1.80m x 1.65m
(5'11" x 5'5")

WC

Landing

Bathroom

Store

En-suite

Entrance Hall

Sitting Room
4.64m x 3.80m
(15'3" x 12'5")

Bedroom
3.15m x 2.81m
(10'4" x 9'3")

Bedroom
3.63m x 3.87m
(11'11" x 12'8")

Porch

Total area: approx. 146.5 sq. metres (1577.1 sq. feet)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

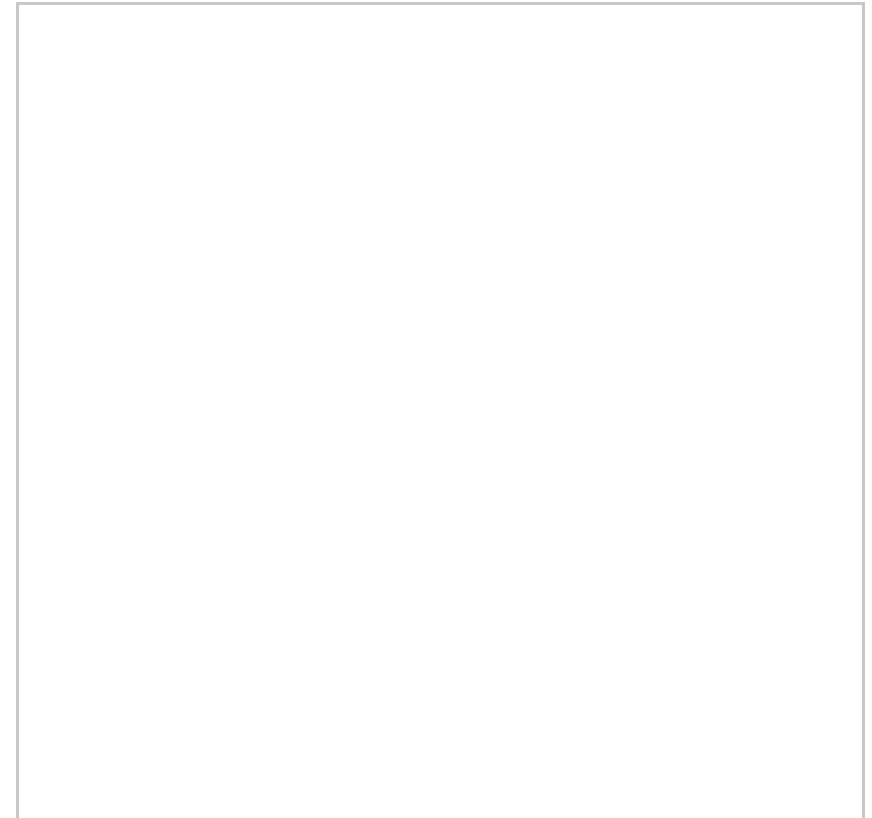**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Royston & Lund Lettings Office on 0115 914 1122

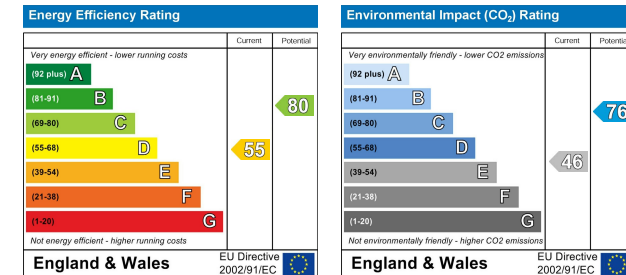if you wish to arrange a viewing appointment for this property or require further information.

ROYSTON & LUND

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