

SUPERIOR HOMES

ROYSTON & LUND



259 Loughborough Road

West Bridgford | NG2 7EG

Guide Price £495,000

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

Guide Price £495,000 to £525,000

A three bedroom detached property situated in the highly sought after location of West Bridgford and opposite one of the most highly regarded schools in the area. The property has a single storey extension to the rear creating more living space and benefits from a large driveway to the front, as well as a private landscaped garden to the rear.

Entering into the stained glass hallway that benefits from built in storage and allows access into the sitting room, lounge / diner, kitchen and the downstairs WC as well as stairs to the first floor. The bay fronted lounge features stained glass windows and the lounge diner to the rear features an inglenook fireplace and double doors that open up onto the patio. The kitchen has space for appliances under units and further double doors that open onto the patio.

Upstairs are three well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin.

Situated within close proximity of local amenities on Loughborough Road and roughly 1 mile from Central Avenue. With easy access onto the A52 and within catchment area for some fantastic local schools.





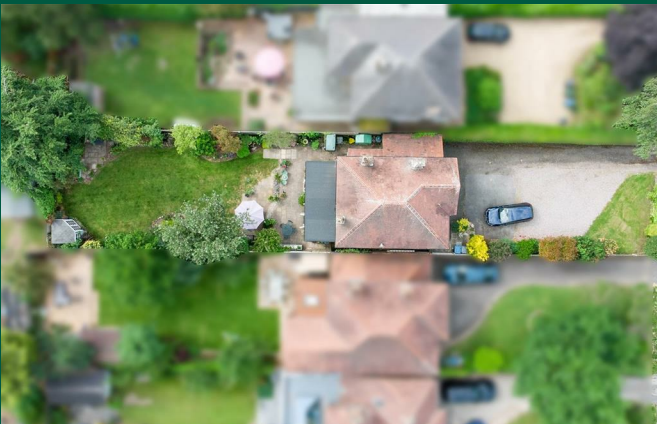
- Guide Price £495,000 - £525,000
- Detached family home
- Three bedrooms
- Extended
- Two reception rooms
- Private rear garden
- Highly sought after location
- Large driveway
- EPC rating D, Freehold
- Council tax band D











Loughborough 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. 134.5 sq. metres (1447.8 sq. feet)



Ground Floor
Approx. 81.2 sq. metres (874.2 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.7 sq. feet)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(39-54) E	(55-68) D
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
EU Directive	2002/91/EC
Current	Potential
63	84

EPC

