

71 Cranford Gardens, West Bridgford, NG2 7SE



ROYSTON
& LUND



Guide price £240,000

- Semi Detached Property
- Immaculately presented Contemporary Kitchen
- Three Bedrooms
- Upvc D/G + Gas C/H
- Family Bathroom
- EPC D
- Driveway + Garage
- Sought after catchment





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A modern, well presented, three bedroom semi-detached property situated on Compton Acres a popular residential area within the catchment area of good primary and secondary schooling with easy access to West Bridgford Town and Nottingham City Centre. The property has the benefit of contemporary kitchen and bathroom, UPVC double glazing and gas central heating. In brief comprises: entrance hall, lounge open to dining room, kitchen, three bedrooms and family bathroom. Externally, are front garden and south westerly facing rear garden + off-road parking and garage

VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our West Bridgford office, turn left into Rectory Road continuing straight ahead at the traffic lights into Musters Road and take the sixth turning on the right hand side into Eton Road. At the junction proceed straight ahead onto Rugby Road and upon reaching the Compton Acres island turn left and Cranford Gardens is then the fourth turning on the left hand side. Once in Cranford Gardens follow the road round to the second cul-de-sac where the property is then situated in the left hand corner.

Accommodation

A glazed leaded and composite door provides access:

Reception Hallway

With a double glazed leaded window to the side of the property, radiator and stairs giving access to the first floor.

Lounge

13'5" x 12'6" (4.09m x 3.81m)

With a double glazed leaded window to the front of the property, feature fireplace with electric fire, wood laminate flooring, understairs storage cupboard, telephone point and a radiator leading through to the.

Dining Area

11'7" x 7'10" (3.53m x 2.39m)

With patio doors giving access to the rear of the property, wood laminate flooring and a radiator.

Kitchen

10'8" x 7'8" (3.25m x 2.34m)

Fitted with a range of wall, drawer and base units having rolled edge working surface over with inset one-and-a-half bowl sink and drainer unit, built-in stainless steel electric under oven, electric hob with stainless steel filter unit over, space for a tall fridge/freezer, plumbing for an automatic washing

machine, double glazed window to the side of the property and a door giving access to the rear of the property.

First floor landing

With a window to the side of the property, access to the loft space and an airing cupboard.

Bedroom One

13'3" x 9'2" (4.04m x 2.79m)

With a double glazed leaded window to the front of the property TV aerial point and radiator.

Bedroom Two

11'8" x 9'2" (3.56m x 2.79m)

With a window to the rear of the property TV aerial point and radiator.

Bedroom Three

6'9" x 6'1" (2.06m x 1.85m)

With a window to the front of the property, built-in cupboard and radiator.

Family Bathroom

Fitted with a white three piece suite comprising bath with electric shower over, low flush WC, pedestal wash hand basin, radiator and a window to the rear of the property.

Outside

To the front of the property there is a shaped lawn with a bed of mature shrubs adjacent to which there is a tarmac driveway providing vehicle standing space which in turn leads to the single garage with an up-and-over door, power and light. A side gate gives access to the rear enclosed garden. The rear garden has a patio area, lawn and borders containing a variety of mature shrubs and flowers.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band C, which we are advised, currently incurs a charge of £1591.92. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

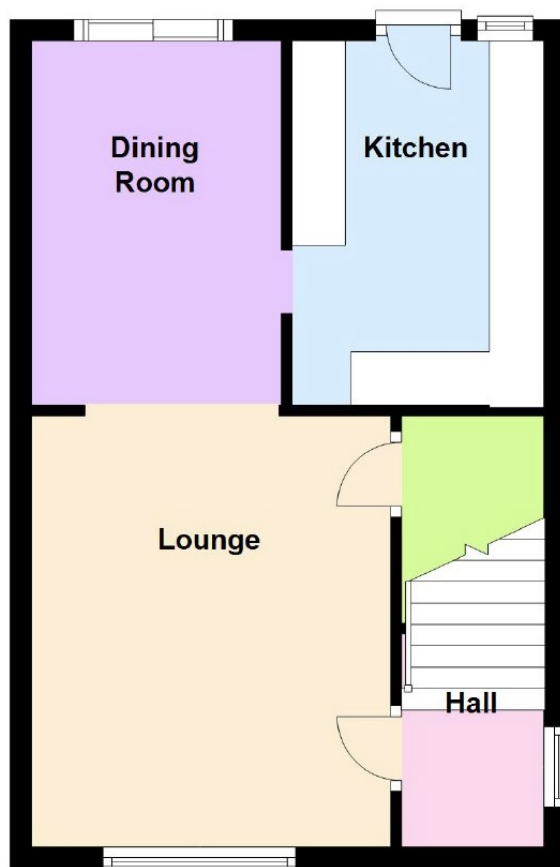
Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

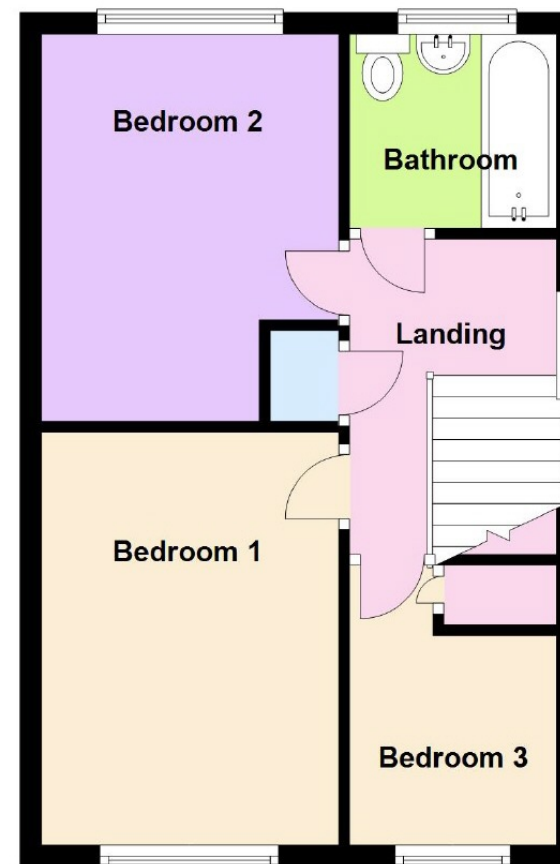
Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 sq. feet)