



77 South Road

West Bridgford | NG2 7AH | Offers Over £470,000

ROYSTON
& LUND

- Traditional Extended Detached
- Three double bedrooms
- Three reception rooms
- Office & Downstairs WC
- South facing garden with patio
- High quality fixtures and fittings
- Off street parking
- Freehold
- EPC rating D
- Council tax band D





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

A traditional three double bedroom detached with rear extension, conservatory and a converted garage creating versatile living accommodation suitable for a growing family. Having been completely refurbished to a high standard and finished with quality fixtures such as shutters, electric blinds, air conditioning, ceiling speaker and a smart hive system.



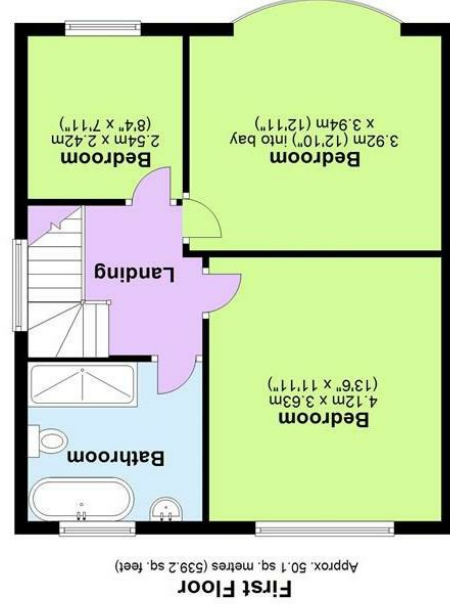
The property briefly comprises a lounge to the front with bay window and stairs leading over the downstairs wc, open plan kitchen diner with granite worktops and integrated appliances, a seating area, conservatory with electric blinds and an office in the converted garage.

To the first floor are three double bedrooms and a four piece family bath suite consisting of a bath, large shower, wc and wash basin.

To the front is a driveway and path leading around the front and down the right hand side through gated access. to the rear is a raised patio area in a south facing garden with a lawned area and fenced boundaries.

Located in West Bridgford within walking distance of the town centre and ASDA Supermarket. With public transport links and local amenities nearby.

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. 153.3 sq. metres (1650.6 sq. feet)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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	Current
	71
	53
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(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	Current
	61
	77
EU Directive 2002/91/EC	

EPC

