



104 Dunkirk Road

Dunkirk | NG7 2LF | Guide price £165,000

ROYSTON  
& LUND



- Guide Price £165,000
- Three storey
- Open plan living
- Close to university
- EPC Rating D
- Two double bedrooms
- Upstairs bathroom
- Decked rear garden
- Freehold
- Council tax band A







Located in the Dunkirk area, this well presented property is in a prime location overlooking Dunkirk Play Park and Nottingham Canal and walking distance for students studying at the University of Nottingham University Park campus, Jubilee campus and Queens Medical Centre.



Excellent transport links into Nottingham City Centre and local amenities only a short walk from the property. Would suit a professional couple wanting good access to the city centre or an investor looking to rent the property out.

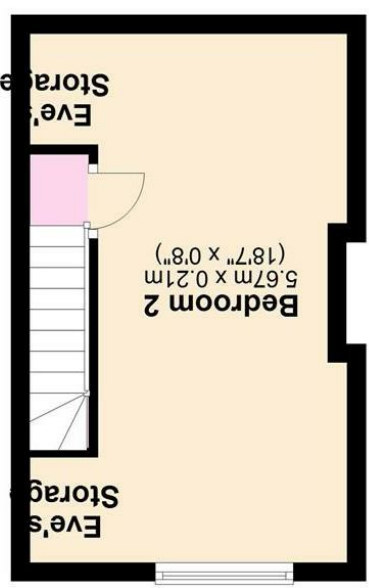
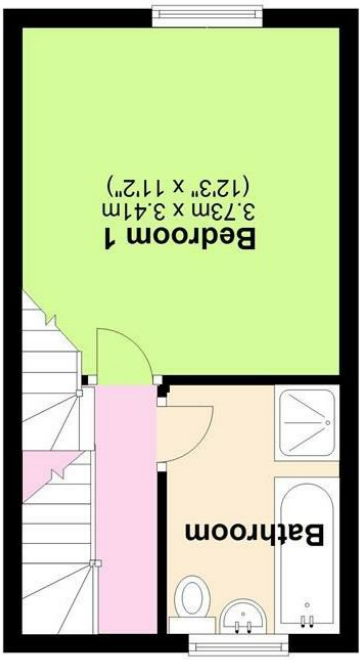
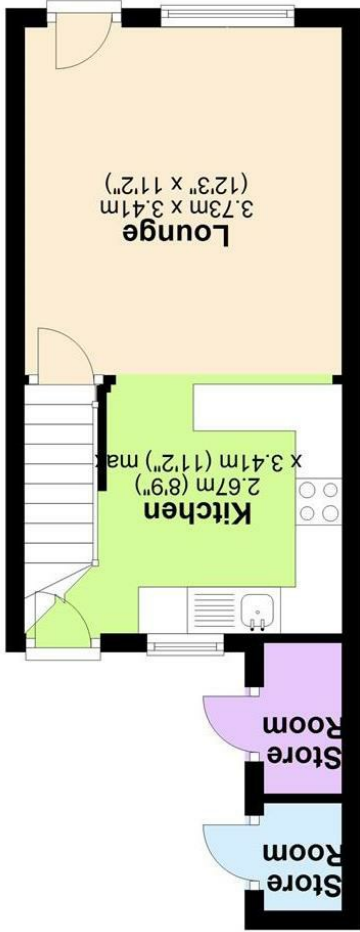
In brief the property comprises; walled front garden, lounge and kitchen, to the first floor there is a double bedroom and bathroom with separate shower, to the second floor a large second bedroom.

Outside there are gardens to front and rear with outbuildings and a fully enclosed rear garden that has been decked with a patio area to the bottom. There is free permit parking\* (see agents note) for three cars



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. 65.8 sq. metres (708.2 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
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	(1-20) G
Not energy efficient - higher running costs	
56	
88	

