

# SUPERIOR HOMES

# ROYSTON & LUND



# 9 South Road

West Bridgford | NG2 7AG

Guide price £525,000

\*\*\*Virtual viewing available upon request\*\*\*

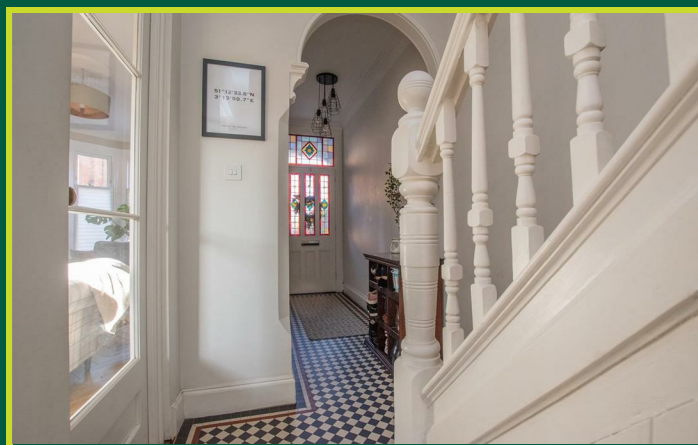
Guide Price £525,000 to £550,000

A stunning five bedroom period semi-detached residence on a highly sought after road in the popular West Bridgford area. The property has been finished to a high standard by the current owners and offers versatile living accommodation over three storeys.

The property briefly comprises an entrance hall with Minton tiled flooring and a lounge diner with large inner glass window, double glazed sash windows and cast iron fireplace. To the rear of the property is a modern kitchen diner with central island, induction hob and space for a rangemaster cooker with utility room and a downstairs shower room.

To the first floor are three double bedrooms with a built in wardrobe running the width of the master bedroom & rear bedroom and three piece family suite. Finally to the second floor are two further double bedrooms with an ensuite shower room to the front bedroom.

Outside the property has a small front garden with secure gated access down the side and to the rear is a south facing garden with large patio area with a drop down lawn leading to a further patio area to the bottom.





- Guide Price £525,000 to £550,000
- Three Storey - Five double bedrooms
- South facing rear garden
- Immaculately presented
- Cast iron fireplaces
- Double glazed sash windows
- Highly sought after location
- Three bathrooms/shower rooms
- EPC Rating E - Freehold
- Council tax band D











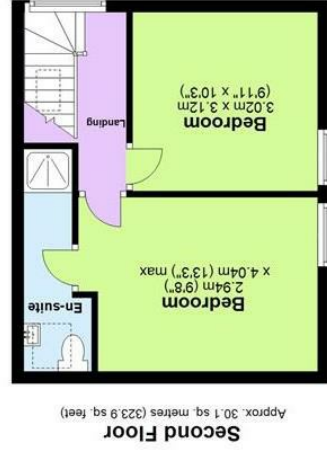
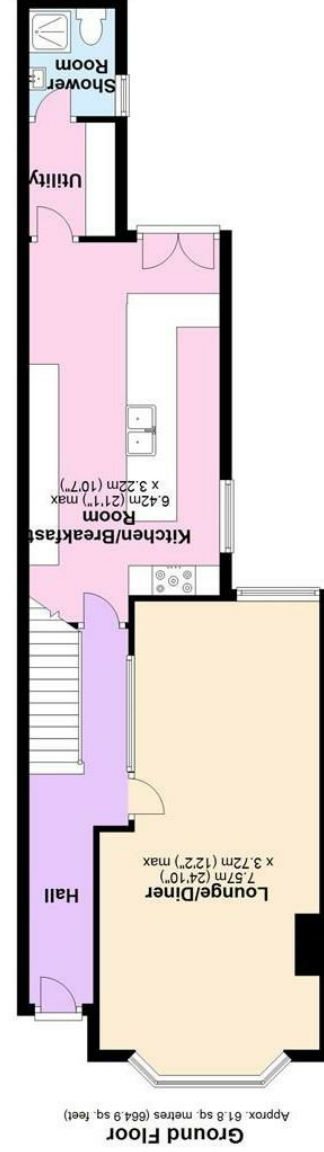
South Road is considered a prestigious address and is within walking distance to West Bridgford Park and West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. 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 world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.

West Bridgford lies within easy access of all the major road Links, East Midlands Airport, and 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. 148.6 sq. metres (1599.3 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	
(A)	
(B)	
(C)	
(D)	
(E)	
(F)	
(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	
(A)	
(B)	
(C)	
(D)	
(E)	
(F)	
(G)	
Not energy efficient - higher running costs	

EPC

