



140 Davies Road

West Bridgford | NG2 5HY | Guide Price £410,000

ROYSTON  
& LUND

- Traditional detached family home
- Three bedrooms
- Driveway and garage
- Situated in West Bridgford
- EPC rating F - Freehold
- Double bay fronted
- Three reception rooms
- Aga oven with additional conventional oven and induction hob
- Enclosed rear garden
- Council tax band D





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

No upward chain

A traditional three bedroom detached home in West Bridgford that has been developed on the ground floor to offer more versatile living space for the family. Featuring exposed brick fireplace with log burner, stained glass windows and an L-shaped kitchen diner, perfect for socialising with family and friends.



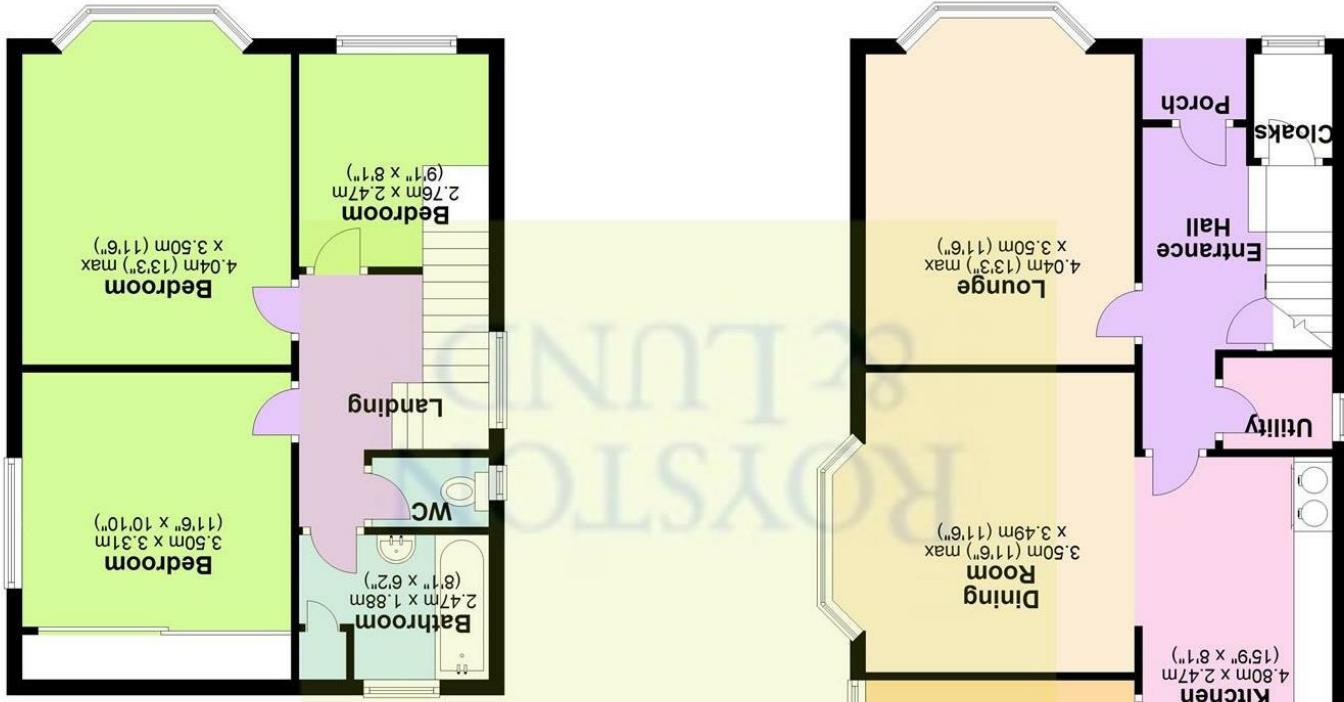
The property briefly comprises an entrance hall with stained glass windows and two storage cupboards and a lounge to the front with bay window and log burner in an exposed brick fireplace. To the rear of the property is an L-shaped kitchen diner again with bay window onto the side aspect of the property, an aga style Rayburn oven that runs the central heating system, another separate oven with induction hob and extractor overhead, a built in dishwasher and a conservatory to the rear.

Upstairs there are two decent sized double bedrooms with a built in wardrobe to the rear bedroom, bay window to the front bedroom, a single bedroom and a family bathroom with separate WC.

The property is conveniently situated for easy access onto the A52 and into West Bridgford town centre, where you can find a wealth of local amenities. The property is also in catchment area for good local schools and has public transport links 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. 109.7 sq. metres (1180.8 sq. feet)



Ground Floor  
Approx. 60.0 sq. metres (646.1 sq. feet)

First Floor  
Approx. 49.7 sq. metres (534.7 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
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
	78
	22

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO2 emissions	Current

## EPC

