



43 Byron Road

West Bridgford | NG2 6DY | Guide Price £285,000

ROYSTON  
& LUND

- Guide Price £285,000 to £300,000
- Two double bedrooms
- Breakfast kitchen
- Enclosed rear garden
- EPC rating E - Freehold
- Extended bay fronted terrace home
- Two reception rooms
- Four piece bathroom
- Walking distance to Central Avenue
- Council tax band B





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

Guide Price £285,000 to £300,000

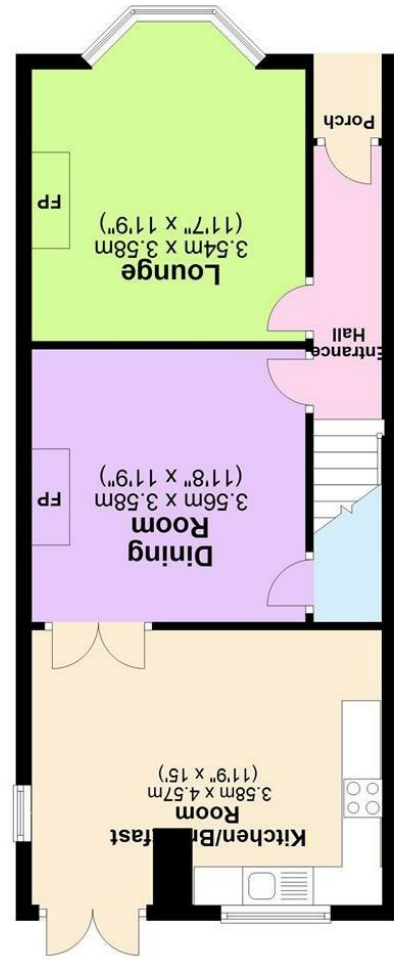
A well presented two bedroom bay fronted terrace home situated on a highly sought after road just a stones throw from Central Avenue, West Bridgford. The property benefits from a rear extension creating a light and open kitchen breakfast room and also two good sized double bedrooms.

The property briefly comprises an entrance hallway, lounge with cast iron fireplace, dining room with under stairs storage and a breakfast kitchen to the rear that has been extended and has velux windows in the vaulted ceiling. Upstairs are two good sized double bedrooms and a four piece bathroom.

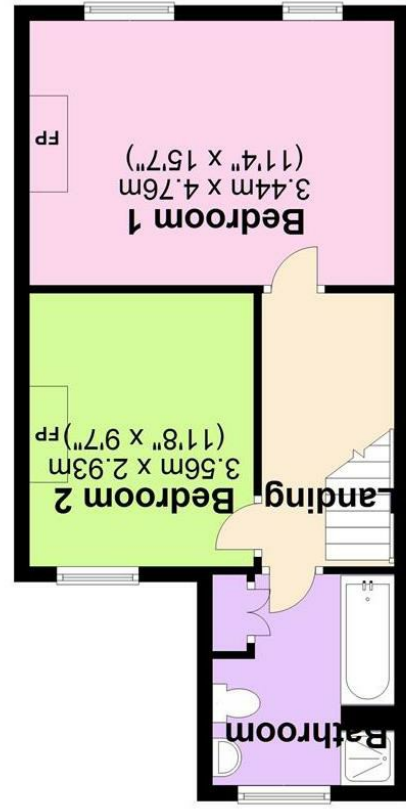
To the rear is an enclosed garden with decking towards the bottom of the garden and fenced boundaries.



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Ground Floor



First Floor

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-38)	F
(39-54)	E
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EPC

