



58 Julian Road

West Bridgford | NG2 5AP | Asking Price £165,000

ROYSTON
& LUND

- First floor maisonette
- Lounge / Diner
- Kitchen with pantry
- Garage en bloc
- EPC rating C - Leasehold
- Two double bedrooms
- Modern shower room
- Sought after location
- Situated in Lady Bay
- Council tax band A





Virtual tour available upon request

A spacious two bedroom first floor maisonette that has been well maintained situated in Lady Bay and within easy reach of the local amenities in the area. The property has access to the rear to access a garage-en-bloc to the rear.

The property briefly comprises an entrance lobby to the ground floor with stairs leading up the the first floor landing. There is a lounge diner to the front, two double bedrooms, a modern shower room and a kitchen with pantry. The property is also fully double glazed and gas central heated.



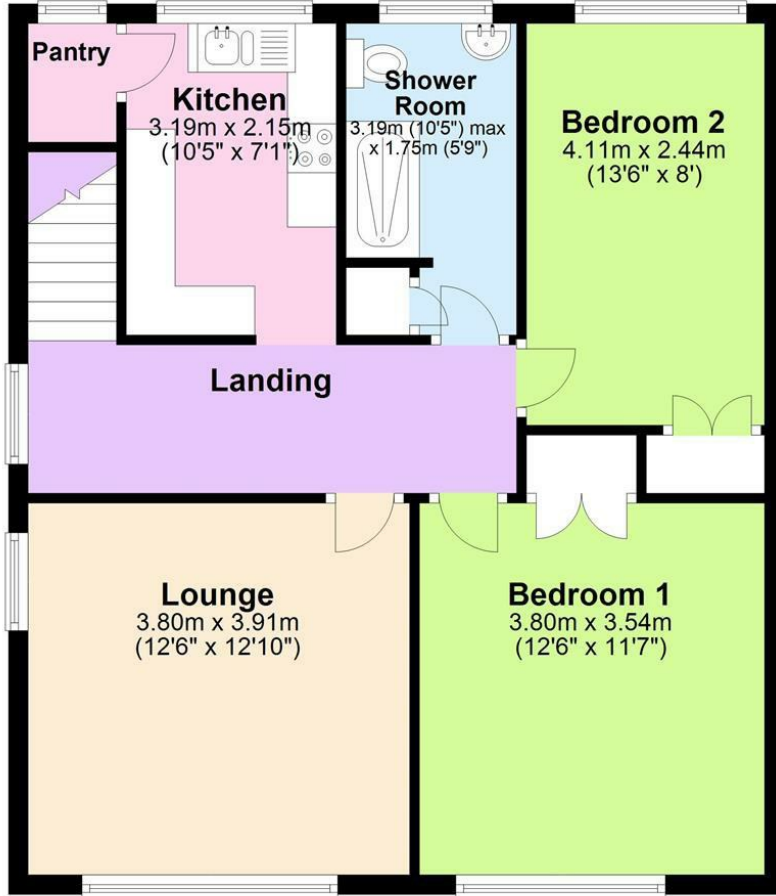
Julian Road is situated in the popular Lady Bay area of West Bridgford which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's.

Close by there is Holme Pierrepont Country Park which has approximately 270 acres of country park and is also home to the National Water Sports Centre which has undergone a £6.7 million redevelopment as well as a comprehensive water sports facility there is accommodation and campsite, a gym, and a family fun park with high ropes course nature trails for walking and cycling and Segway hire.and 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 of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles.

First Floor

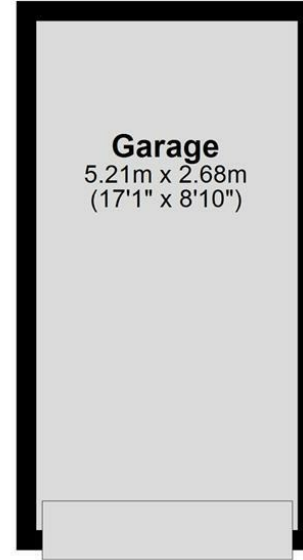
Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 79.7 sq. metres (857.6 sq. feet)

Detached Garage

Approx. 14.0 sq. metres (150.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
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		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		

England & Wales EU Directive 2002/91/EC

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