



46 Boxley Drive

West Bridgford | NG2 7GL | Guide Price £375,000

ROYSTON  
& LUND

- Detached family home
- Large L-shaped lounge
- Full of potential
- Catchment area for fantastic schools
- EPC Rating D
- Four bedrooms
- Separate dining room
- Highly sought after location
- Freehold
- Council tax band E





\*\*\*There is a guided video tour of this property. Please contact Royston and Lund directly to view it\*\*\*

A well proportioned four bedroom detached property situated within a highly sought after location and benefits from versatile living accommodation over two floors. Having been well maintained over the years but would benefit from a level of updating to turn this into your forever family home.

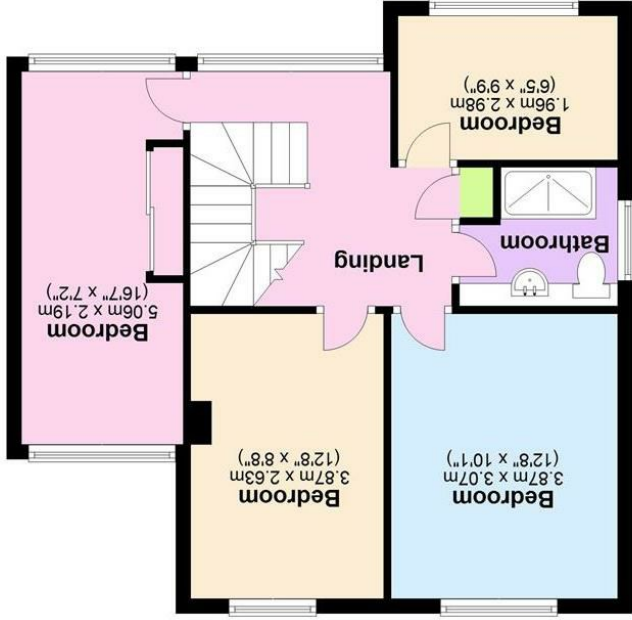
The property briefly comprises an entrance porch, hallway with storage, a good sized kitchen, 19'8 x 19'1 I-shaped lounge and an I-shaped dining room. Upstairs are three double bedrooms and one single bedroom with a modern shower room and an open landing with large window to the front.

The property is located in West Bridgford within catchment area of some fantastic local schools and with West Bridgford town centre and local amenities nearby.

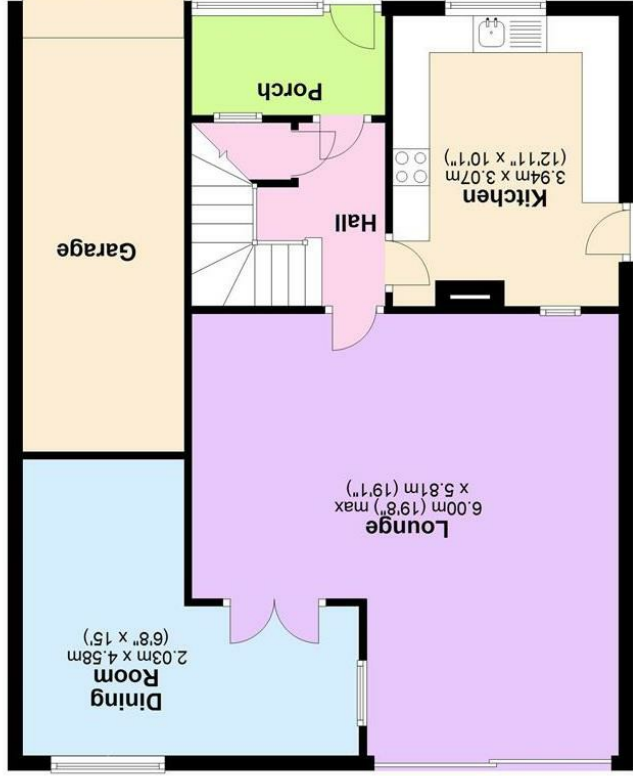
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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
84	61

## EPC



First Floor  
Approx. 55.4 sq. metres (596.4 sq. feet)



Ground Floor  
Approx. 80.9 sq. metres (870.5 sq. feet)

Total area: approx. 136.3 sq. metres (1467.0 sq. feet)

