



7 Woodleigh, Bunny Lane

Keyworth | NG12 5NF | Asking Price £155,000

ROYSTON  
& LUND



- Asking Price: £155,000
- Semi-Detached Bungalow
- Two Bedrooms
- Communal Garden
- Freehold - EPC Rating C
- Over 55's
- Short Walk To Local Amenities
- Shower Room/WC
- Car Park & Garage
- Council Tax Band C







Asking Price: £155,000 \*\*\*NO CHAIN\*\*\*

Royston & Lund are pleased to present this well-presented semi-detached over 55's retirement bungalow situated in the heart of Keyworth. Amenities nearby include Keyworth Recreational Ground, a co-op, doctors surgery and commuting links to the surrounding villages and Nottingham city centre.

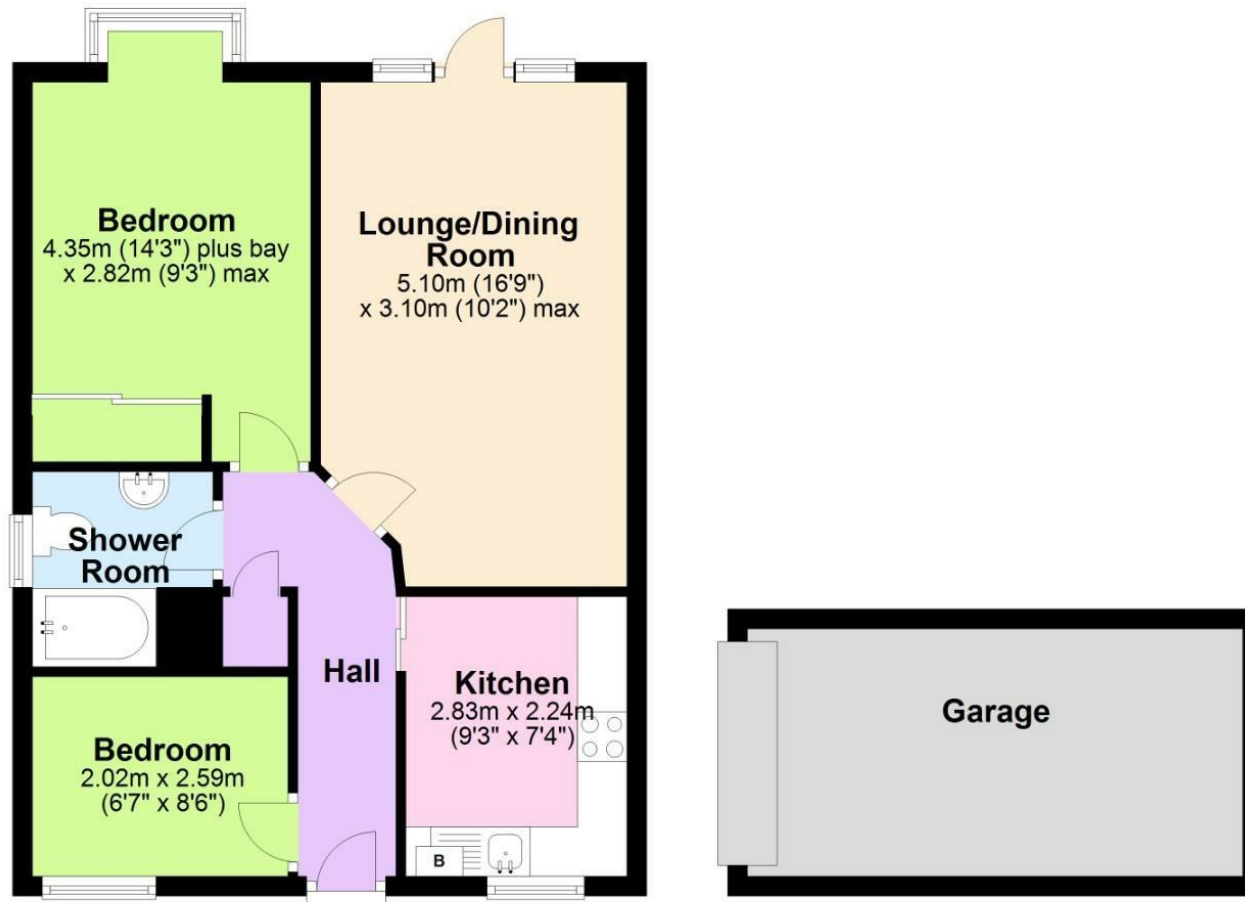
Upon entering the property you are greeted by the hallway which provides access to the rooms throughout. The kitchen includes a range of units and countertops providing ample storage. The lounge/dining room is a nicely-sized room and includes a door to a communal garden. The two bedrooms are complemented by the shower room/WC.

The communal garden includes a patio area which is allocated to the parking. There is an on-site car park which provides off-street parking and there is also a garage set within a communal block.



## Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 48.6 sq. metres (523.1 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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