



27 Plantation Road

Keyworth | NG12 5LG | Asking Price £240,000

**ROYSTON  
& LUND**



- End-Terraced House
- Three Bedrooms
- Breakfast Kitchen
- Driveway - Rear Garden
- EPC Rating C
- Great Location
- Lounge With French Doors
- Modern Shower Room With A Separate WC
- Freehold
- Council Tax Band B







Asking Price: £240,000

Royston & Lund are pleased to offer this well-presented end terraced house to the market! The property is situated in an ideal location of Keyworth and is a short walk away from excellent amenities including pubs, local shops and frequent bus routes to Nottingham city centre and other surrounding areas.



Upon entering the property you are greeted by the hall which provides access to the property over both floors. The lounge runs the length of the property and is a good-sized room for the family with access into the rear garden via French doors. The breakfast kitchen is fully fitted with a range of units and a convenient breakfast bar.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by a modern shower room which includes a wash basin, there is also a separate WC.

Outside, to the front there is a triple width driveway providing off-street parking. The rear garden is tiered and includes a patio area and a well-maintained lawn.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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

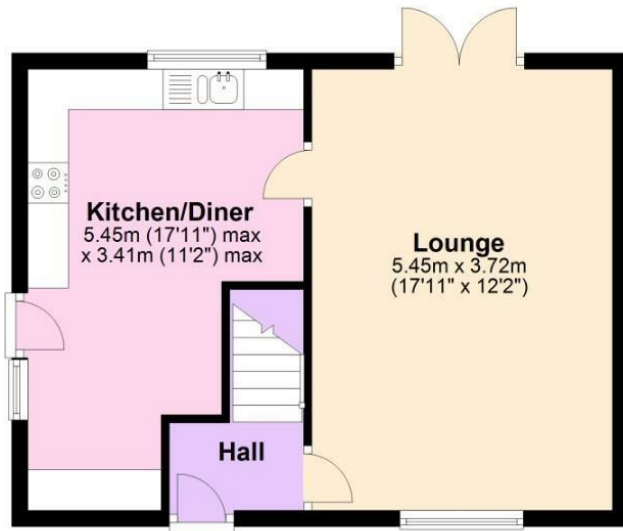
#### Environmental Impact (CO<sub>2</sub>) Rating

	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		

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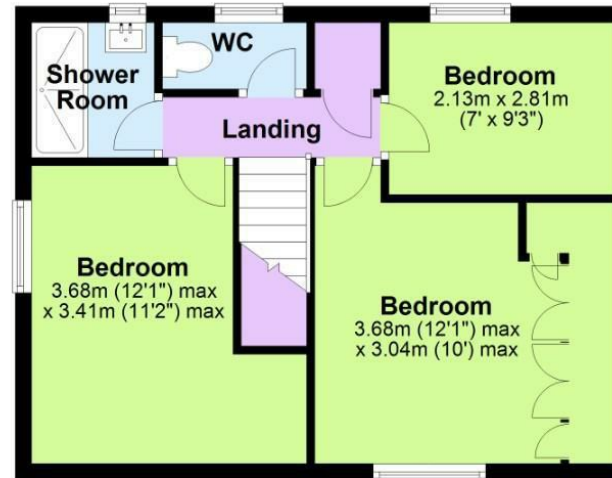
### Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

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