



8B Highfield Road

Keyworth | NG12 5JE | Asking Price £295,000

ROYSTON  
& LUND



- Detached Bungalow
- Two Double Bedrooms
- Driveway & Garage
- Close to Amenities
- No Upward Chain
- Built in Storage Throughout
- In Need of Modernisation
- Freehold
- EPC Rating D
- Council Tax Band D







Royston and Lund are pleased to bring to the market this well positioned detached bungalow in Keyworth, sold with no upward chain. The property benefits from a driveway down the side that leads to a detached garage and is conveniently situated for access into the village centre.

Entering into the hallway that benefits from built in storage there is access to the living room, both bedrooms, shower room and kitchen. The lounge benefits from a feature fireplace and dual aspect windows, while both bedrooms have built in storage. The kitchen benefits from an integrated oven, hob and extractor fan and allows access through to the conservatory at the rear. To the front of the property there is a small garden and to the rear there is an enclosed garden with a lawn, mature shrubs and further storage.



Keyworth is a popular residential village which is situated approximately 8 miles to the South of Nottingham city centre. This desirable location offers a rural setting as well as country living, yet offers a good range of amenities including a variety of shops, and Doctors and Dentist Surgeries. Keyworth benefits from schooling for Primary and Secondary levels as well as private day nurseries for younger children.

There are many sports facilities including a Leisure Centre as well as rugby, football, bowls, cricket and tennis clubs. The many local eateries include a range of pubs, cafes and restaurants as well as being in close proximity to the award winning Perkins Bar & Bistro.

Keyworth is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Station and Nottingham city centre. Public transport is well catered for by a regular bus service in to Nottingham.



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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**ROYSTON & LUND**