



2 Parkside

Keyworth | NG12 5HF | £425,000

ROYSTON  
& LUND

- Work Required Throughout
- Recently Re-wired
- New Windows Throughout (Inc. Velux)
- Large Plot
- EPC Rating D
- Situated In Keyworth
- Recently Re-plumbed
- Amenities Nearby
- Freehold
- Council Tax Band D





Royston & Lund are pleased this detached bungalow situated in Keyworth which presents an exciting opportunity for homeowners looking to put their personal touch on a property. Currently undergoing a comprehensive renovation, this home is yet to be finished, allowing you to customise it to your exact preferences.

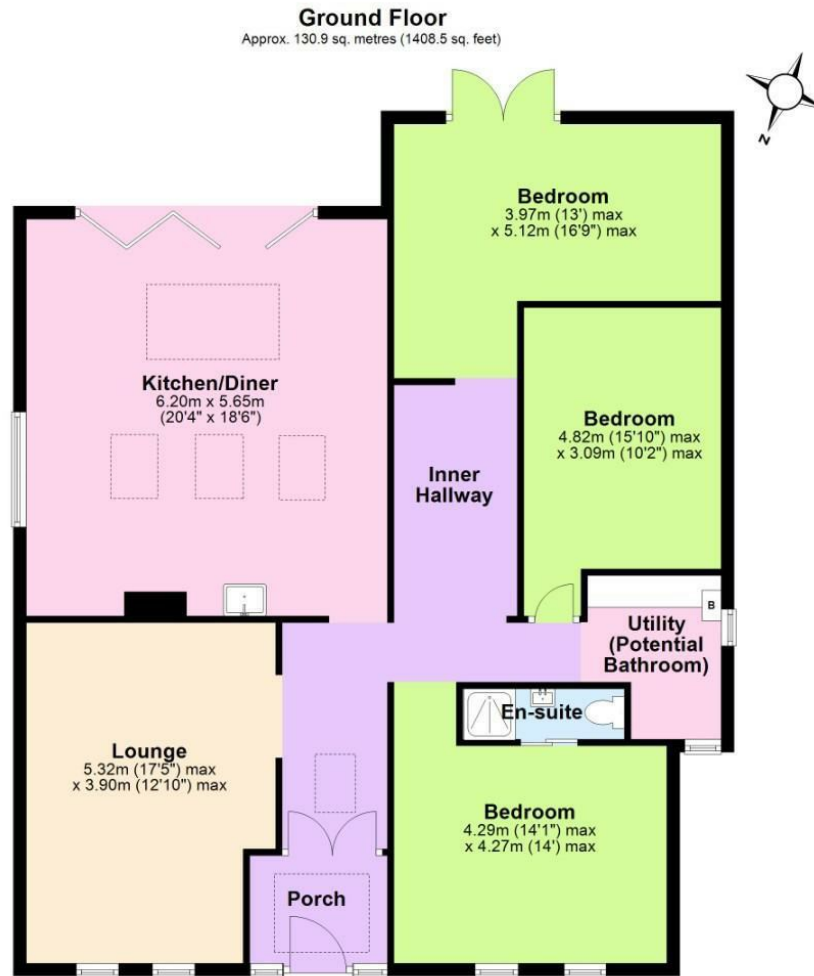
One of the key enhancements is the addition of an extension that substantially increases the size of the kitchen/diner and one of the three bedrooms, providing more space for comfortable living and modern functionality.

The property's exterior has not been overlooked as it has been rendered at the front, giving it a contemporary and sleek appearance that will undoubtedly catch the eye of a passersby. A large driveway at the front ensures ample parking, offering convenience and accessibility.

This bungalow also boasts several internal improvements, including a new boiler, a recently plastered/decorated lounge, brand new windows throughout, a full re-wiring, ensuring modern and efficient living conditions. Additionally, a large loft space offers potential for storage or conversion into a home office or a cinema room.

The rear of the property features a sizable garden that holds great potential, although it requires some attention to fully realise its beauty and size. With this combination of interior and exterior features, this bungalow offers the perfect canvas for creating your dream home.





Total area: approx. 130.9 sq. metres (1408.5 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.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</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

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.

**ROYSTON  
& LUND**