



34 Crossdale Drive

Keyworth | NG12 5HP | Asking Price £245,000

ROYSTON  
& LUND

- No Chain
- Well-Proportioned Bedrooms
- Bathroom With A Separate WC
- Driveway Leading To A Garage
- EPC Rating E
- Two Double Bedrooms
- Kitchen
- Detached Bungalow
- Freehold
- Council Tax Band D





Royston & Lund are pleased to present this property on Crossdale Drive, Keyworth. The property is a charming two-bedroom detached bungalow. This property offers a fantastic opportunity for those looking to create their dream home, as it requires modernisation throughout, allowing you to put your own stamp on it.



Upon entering, you are greeted by the entrance hall which provides access throughout. There is a good-sized lounge, kitchen which includes a range of units. There are also two bedrooms which are complemented by a bathroom with a separate WC.

Outside, there is a driveway leading under a car port which provides access to a detached garage. The garden to the rear is full of potential and includes two patio areas, lawn and various plants/shrubs.

Located in the picturesque village of Keyworth, this bungalow offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of Nottingham's amenities.

### Ground Floor

Main area: approx. 67.1 sq. metres (722.1 sq. feet)  
 Plus garages, approx. 12.6 sq. metres (135.5 sq. feet)



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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