

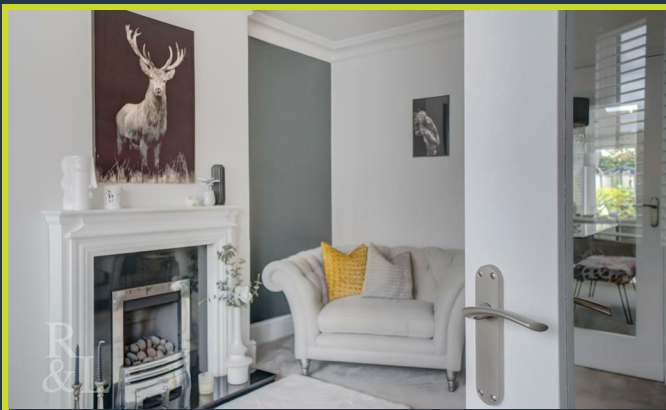


84 Nottingham Road

Keyworth | NG12 5GT | Asking Price £285,000

ROYSTON
& LUND

- Semi-Detached House
- Two Double Bedrooms
- Lounge With A Bay
- Generous Rear Garden Window
- Driveway To The Front
- Shower Room/WC
- Extended To The Rear
- Freehold
- EPC Rating D
- Council Tax Band B





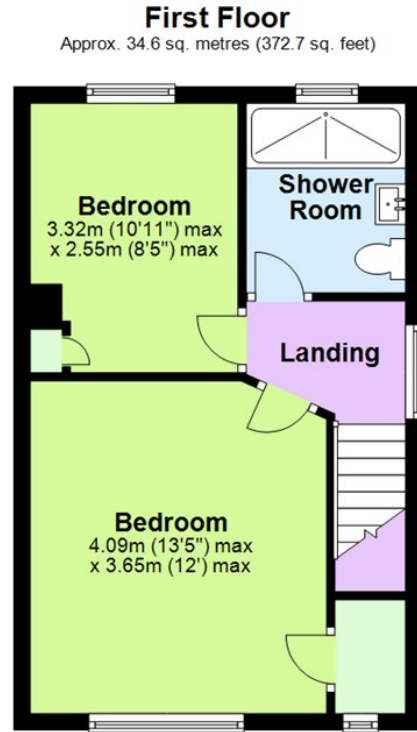
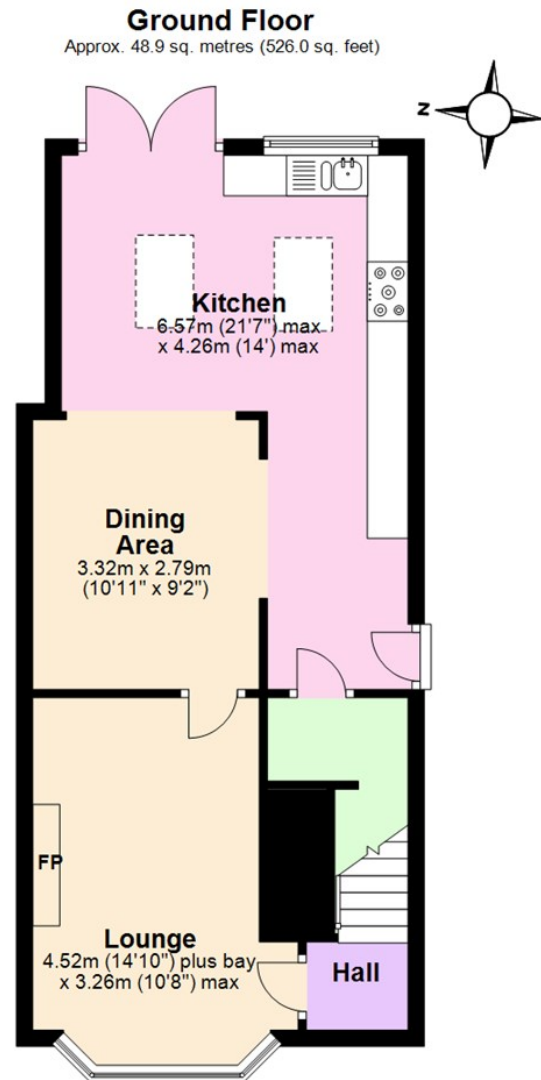
Royston & Lund are pleased to offer this charming semi-detached house on Nottingham Road in the delightful village of Keyworth. Conveniently located within walking distance to various amenities such as a doctors' surgery, shops, and a bakery, this house offers both comfort and convenience. With parking available for one vehicle, you won't have to worry about finding a spot after a long day out.

This property boasts two reception rooms, perfect for entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over comfortably. The house features a beautifully finished shower room, ensuring a touch of luxury in your daily routine. The property has been extended to the rear, providing additional space and enhancing the overall living experience. The high-quality finish throughout the house adds a touch of elegance and sophistication.

One of the highlights of this property is the lounge area, featuring a lovely bay window that not only floods the room with natural light but also offers a charming view of the surroundings. Additionally, the two double bedrooms provide a cosy retreat at the end of a long day.

Don't miss the opportunity to make this lovely house your home. Book a viewing today and discover the endless possibilities that this property on Nottingham Road has to offer.





Total area: approx. 83.5 sq. metres (898.7 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

