



6 Wilson Avenue

Keyworth | NG12 5SY | Guide Price £260,000

ROYSTON  
& LUND

- Mid Terraced House
- Modern Kitchen/Diner
- Two Double Bedrooms
- Built In Feb 2023
- Freehold - EPC Rating B
- Living Room
- Downstairs WC - Bathroom
- Amenities Nearby
- Driveway For Two Vehicles
- Council Tax Band B





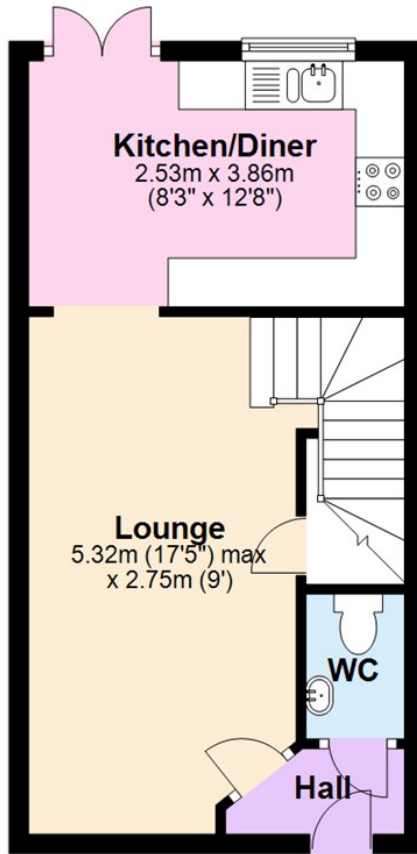
Royston and Lund are delighted to market this recently completed 2 bed terraced property which has been well presented throughout and is ideal to move straight into for any buyers new and old. The property benefits from off-street parking to the front for two cars and features modern decoration throughout which is arranged for open plan living. The property is located on the popular new Redrow development at Nicker Hill.



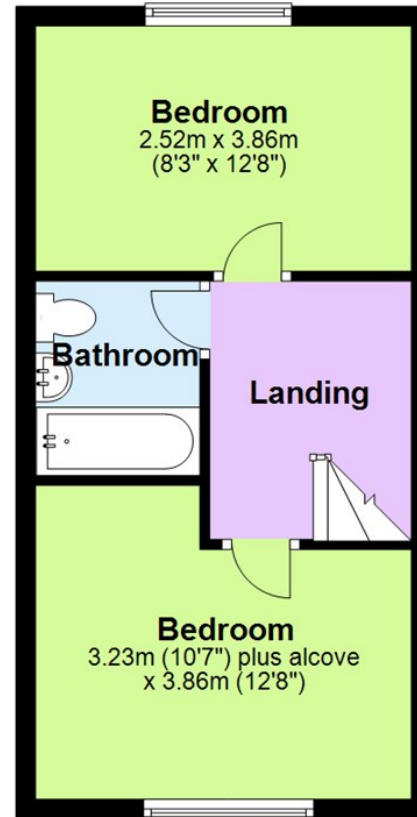
The property is comprised of an entrance hallways which leads onto a downstairs cloakroom with a WC and handwash basin. The hallway then leads to an open plan living room with a kitchen-diner to the rear which opens onto the rear garden which boast additional paving and side pathway, established shrubs and further benefits from a south facing aspect.

Upstairs the property offers two double bedrooms as well as the family bathroom which is comprised of a bath with a shower, W/c and a handwash basin. Wilson Avenue is located within walking distance of various local amenities such as schools, shops, health & fitness facilities as well as travel links to and from Nottingham.

**Ground Floor**  
Approx. 30.7 sq. metres (330.4 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.4 sq. feet)



**Total area: approx. 61.4 sq. metres (660.9 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			<b>98</b>
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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**