



26 Highfield Road

Keyworth | NG12 5JE | Guide Price £365,000

ROYSTON  
& LUND

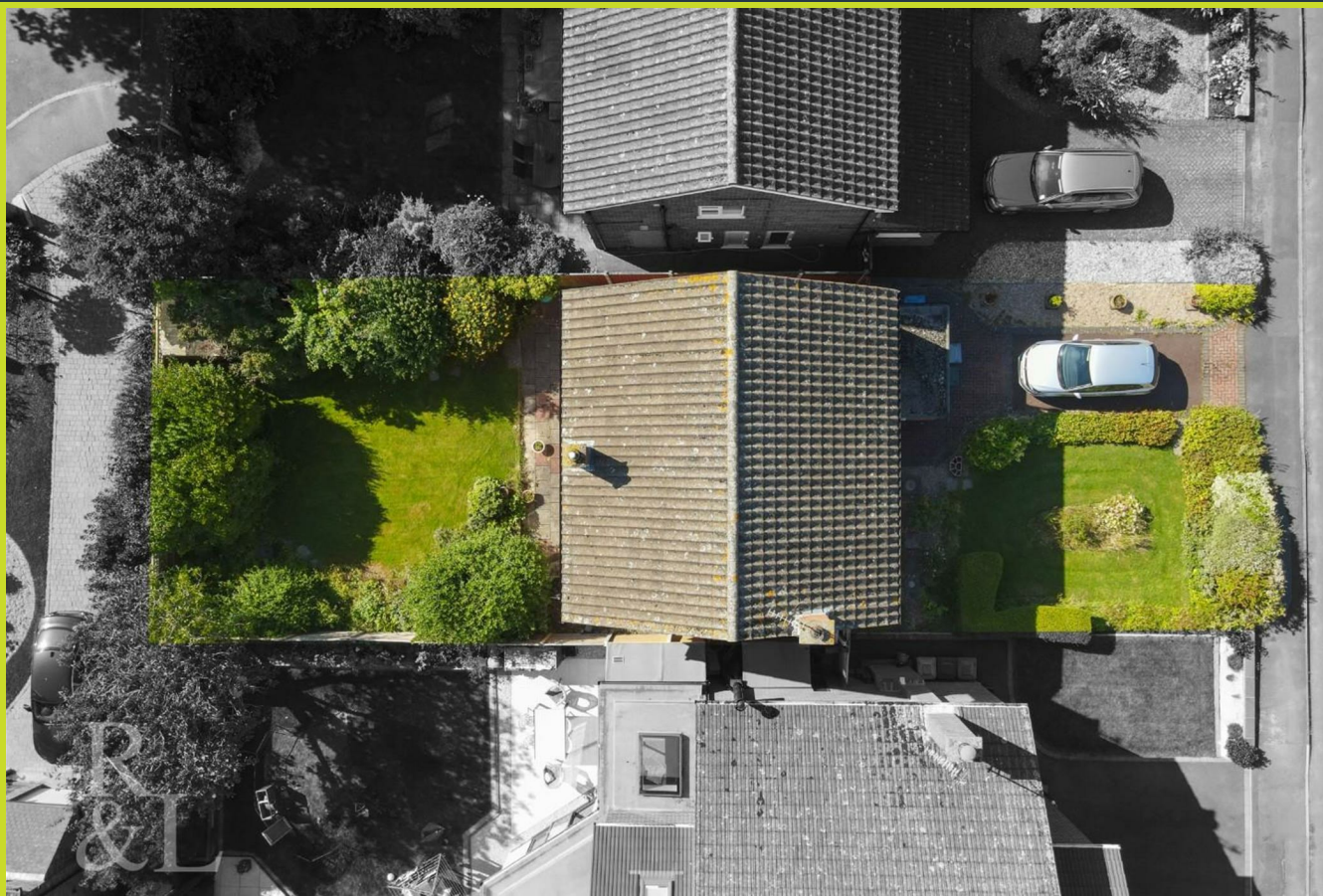
- Guide Price Range: £365,000-£375,000
- No Upward Chain
- Driveway & Garage
- Downstairs WC
- EPC Rating C
- Detached Family Home
- Potential To Add Value After Modernisation
- Four Bedrooms
- Freehold
- Council Tax Band D





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Royston and Lund are delighted to bring to the market this well positioned four bedroom detached family home on a highly sought after road in Keyworth. sold with no upward chain and with the potential to add value after modernisation, this home is within close proximity of local amenities and within catchment area for highly sought after schools.



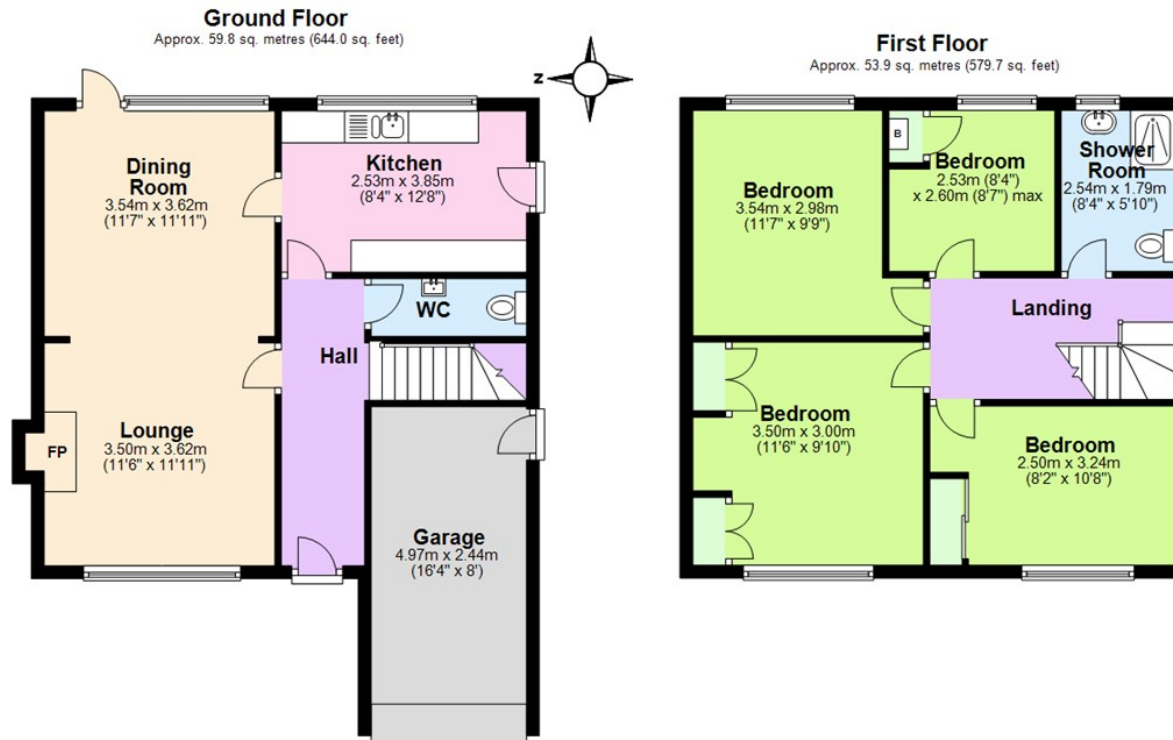
Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen and stairs to the first floor. The lounge has an opening into the dining area and there is access back round to the kitchen that has space for a range of freestanding appliances. To the first floor there are four well proportioned bedrooms and a shower room consisting of a shower, WC and wash basin.

To the front there is a garden with off street parking for two cars and a single integral garage. To the rear there is an enclosed east facing garden with mature shrubs, tree and fenced boundaries.



### EPC

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



Total area: approx. 113.7 sq. metres (1223.7 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.

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