



7 Rowan Drive

Keyworth | NG12 5DR | Asking Price £250,000

ROYSTON
& LUND

- Asking Price £250,000
- Kitchen Includes Fully Fitted Units And Integrated Appliances
- Stunning Conservatory Overlooks The Beautiful Rear Garden
- Parking For Three Vehicles, With Driveway Leading To Detached Garage
- Freehold - EPC Rating D
- Spacious Lounge With Fireplace And Front-Facing Window
- Well-Maintained Bathroom Complements The Two Bedrooms Nicely
- 1970s Bungalow Offering 721.5 Sq Ft Of Comfortable Living Space
- Larger Rear Garden With Lawn, Patio, And Meticulously Maintained Plants
- Council Tax Band B





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Welcome to this charming semi-detached bungalow located on Rowan Drive in the delightful village of Keyworth. This semi-detached property boasts a spacious lounge with a fireplace and a window to the front elevation. The kitchen includes fully fitted units and integrated appliances. The property features a well-maintained bathroom which complements the two bedrooms nicely. Lastly, there is a stunning conservatory which overlooks the rear garden.

Built in the 1970s, this bungalow boasts 721.5 sq ft of living space and provides a comfortable environment. Additionally, the property comes with parking space for up to three vehicles. The driveway leads to a convenient detached garage. The larger than average rear garden has been meticulously maintained by the current owners and features various plants/shrubs, lawn and a patio space.

Keyworth offers a range of amenities including local shops, supermarkets, and cafes. It has several schools, a health center and a library. For recreation, there are parks, sports facilities and a leisure center. Keyworth also boasts a village hall, churches and pubs. Regular bus services connect it to Nottingham, providing easy access to city amenities while maintaining its rural charm.



Ground Floor

Main area: approx. 67.0 sq. metres (721.5 sq. feet)
 Plus garages, approx. 11.9 sq. metres (128.5 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		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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