



25 Highfield Road

Keyworth | NG12 5JE | Price £325,000

ROYSTON
& LUND

- Detached House
- Requires Work Throughout
- Generous Plot
- No Chain
- Council Tax Band D
- Situated In Keyworth
- Boasts Potential
- Amenities Nearby
- Freehold
- EPC Rating TBC





NO CHAIN

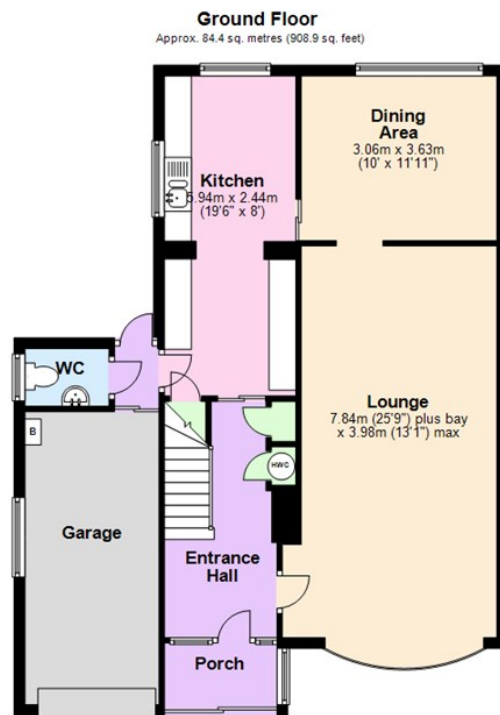
Royston & Lund are pleased to present this detached property situated within a popular residential location in the ever popular village of Keyworth. The property requires modernisation and cosmetic attention throughout but boasts plenty of potential. Nearby amenities include well-regarded schools, shops, a bakery, pubs and frequent bus routes to the surrounding areas including Nottingham city centre.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation throughout. The lounge is a good-sized reception room with an adjacent dining area. The kitchen features a range of units which provide ample storage. Lastly, there is a lobby which provides internal access to the garage, a downstairs WC and a rear door into the garden.

Upstairs there are three double bedrooms. The main bedroom features a dressing room and an en-suite shower room/WC. The bedrooms are complemented by a bathroom with a separate WC.

Outside, there is a generous rear garden. To the front there is a driveway providing off-street parking which leads to a integral garage which is ideal for storage.





Total area: approx. 149.8 sq. metres (1612.3 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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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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