

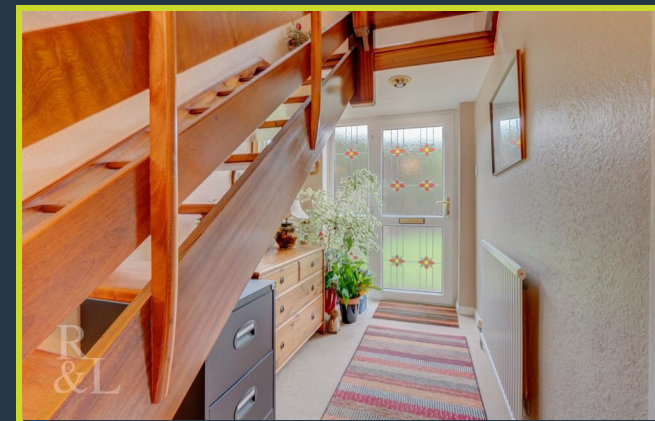


3 Bishops Close

| NG12 5LS | Guide Price £400,000

ROYSTON
& LUND

- Four Bedrooms
- Downstairs WC
- Off Street Parking
- End Of Cul De Sac
- EPC Rating - TBC
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Four Piece Suite Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band Rating - E





Royston and Lund are delighted to bring to the market this well presented four bedroom detached property in Keyworth. Located on a quiet cul de sac, Keyworth has a range of amenities such as local shops, pubs, doctors, gyms, a leisure centre as well as being in the catchment area for highly sought after schools, along with an excellent bus route service.

Ground floor accommodation consists of a generously sized living room with front aspect window letting in lots of natural light and a large sliding door to the rear aspect that leads into the garden. The kitchen is an ample size containing integrated appliances including an oven, hob and extractor fan, as well as a dishwasher, fridge and freezer. The dining room is a perfect space to accommodate family and friends. The ground floor also boasts a downstairs WC and a utility room that grants access to the integral garage and the rear garden.

To the first floor there are four well proportioned bedrooms, three of them being good sized double and a smaller fourth double bedroom. All four bedrooms share a well equipped four piece suite bathroom consisting of separate bath and shower along with wash basin with WC.

Facing the property there is off street parking on a driveway and single integral garage. Being on a corner plot, the garden wraps around the back and side of the property the property consisting of a patio area and a lawn which is enclosed by flower beds and fenced borders.





EPC

Energy Efficiency Rating

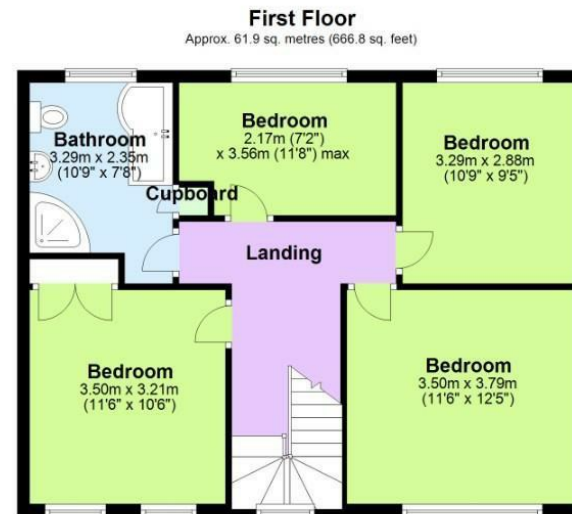
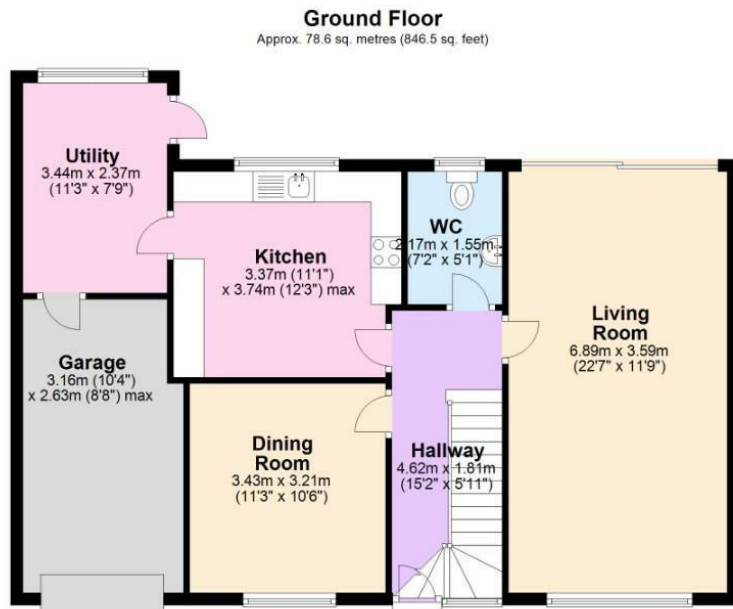
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (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		

England & Wales EU Directive 2002/91/EC



Total area: approx. 140.6 sq. metres (1513.3 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.

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