



34 Wesson Street

Keyworth | NG12 5SR | Asking Price £275,000

ROYSTON  
& LUND



- End Terrace
- Integrated Kitchen + Utility
- Built in Storage Throughout
- Close To Local Amenities
- EPC Rating B
- Two Double Bedrooms
- Downstairs WC
- Two Parking Bays
- Freehold
- Council Tax Band B





Royston and Lund are delighted to bring to the market this immaculately presented two double bedroom end terrace home on a recently built development in Keyworth, off Bunny Lane. The property offers two parking bays in front and is conveniently located for easy access into the village centre where you can find local amenities, as well as a regular bus service that runs into the city and surrounding areas.



In brief the ground floor comprises an entrance hallway, lounge with understairs storage cupboard, a kitchen that benefits from an integrated oven, hob, extractor fan and a fridge freezer with space for a free standing dishwasher, a separate utility area and a downstairs WC.

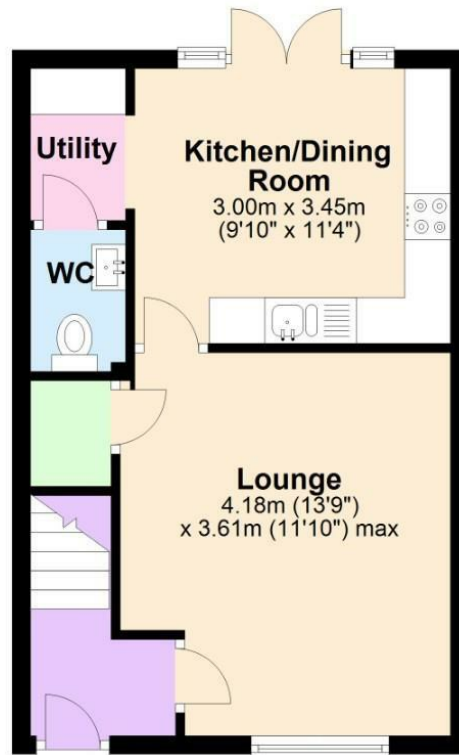
To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower attachment, WC and wash basin. Both bedrooms have built in storage and there is an en-suite shower room off the rear bedroom.

Towards the rear of the property there is a south facing garden with a patio area, lawn and fenced boundaries.



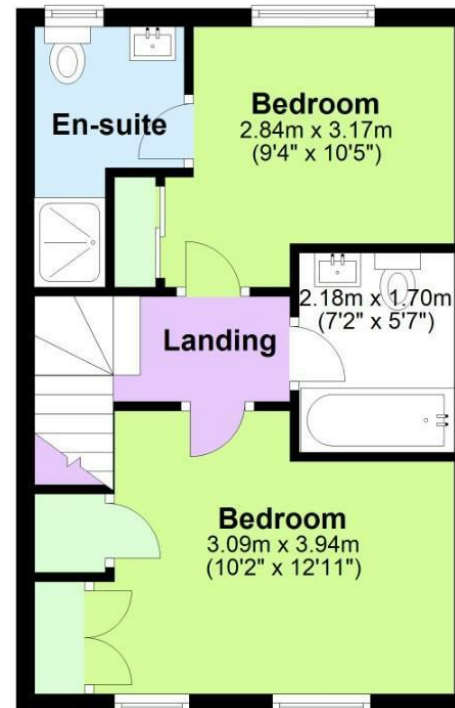
## Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 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		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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		
England & Wales 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		
England & Wales 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.

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