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4 Brook View Court Main Street

Keyworth | NG12 5AS | £225,000

ROYSTON  
& LUND



- Two Bedrooms
- Good Size
- Open Plan Kitchen/Diner
- Recently Fitted Shower Room
- EPC Rating: TBC
- Mid-Terrace
- Low Maintenance Garden
- Off-Street Parking + Garage
- Close To Local Amenities
- Freehold - Council Tax Band: C







Royston & Lund are delighted to bring to the market this two bedroom (formerly three bedroom) modern, terraced house in the highly sought after village of Keyworth.

Internal accommodation on the ground floor comprises an entrance hall with stairs leading up to the first floor with an internal door giving access to a reception area with under stairs storage cupboard to the front which is semi-open plan to a full width kitchen/diner to the rear with a door giving access to the rear garden. The kitchen features a range of base and eye-level mounted cupboards and drawers with an integrated extractor hood and sink with space for a free-standing cooker and washing machine.

To the first floor a landing gives access to a master bedroom to the front formerly consisted of a double bedroom and smaller box room which has been combined to create a full width master bedroom which benefits from two windows and fitted wardrobes. Off the landing is a second double bedroom and a recently fitted shower room comprising a w/c, wash hand basin and double shower.

To the rear is a low maintenance garden comprising a patio area and raised deck area with a rear gate giving access to the car park and garages where this property has a single garage with up-and-over door.

The property is located conveniently within walking distance to the local shops and amenities. From Keyworth, there is easy access to the A46 and Melton Road leading to the A606.

## Ground Floor

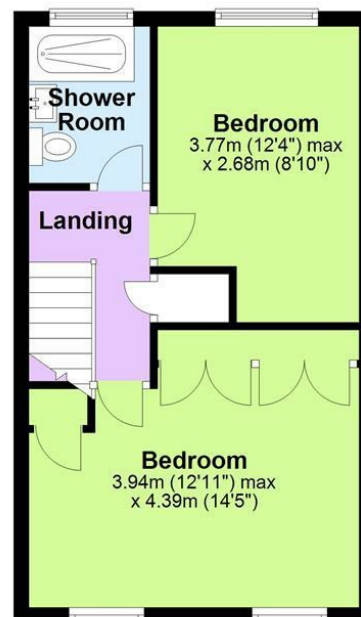
Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 sq. feet)

## First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>73</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		
<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		

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.

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