



62 Bunny Lane

Keyworth | NG12 5JW | £195,000

ROYSTON  
& LUND



- Two Double Bedrooms
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Low Maintenance Rear Garden
- EPC Rating - D
- Mid terrace
- Well Presented
- Excellent Transport Links
- Double Glazed
- Freehold - Council Tax Band - A







Royston and Lund are delighted to bring to the market this two bedroom mid terrace property which is double glazed throughout and located in the desirable village of Keyworth. Situated close to numerous amenities such as, medical centre, local shops, pubs and having excellent transport links into West Bridgford and the city centre, this property would be a great fit for first time buyers or working professionals.



Interior accommodation comprises of a generous size living room with a large front aspect window flooding the room with natural light pieced together with a stylish fireplace, through double doors you come into the kitchen area which has integrated appliances such as an oven, hob, extractor fan and fridge with room for further freestanding appliances. The kitchen area provides access to the rear garden via side door.

To the first floor, the landing lends itself to two well proportioned double bedrooms which both share a three piece suite bathroom.

Facing the property there is on street parking and a pathway leading up to the front door. To the rear there is a neatly kept patio garden area perfect for summer seating leading down to a shed.



Total area: approx. 59.5 sq. metres (640.0 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</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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& LUND**