



22 Beech Avenue

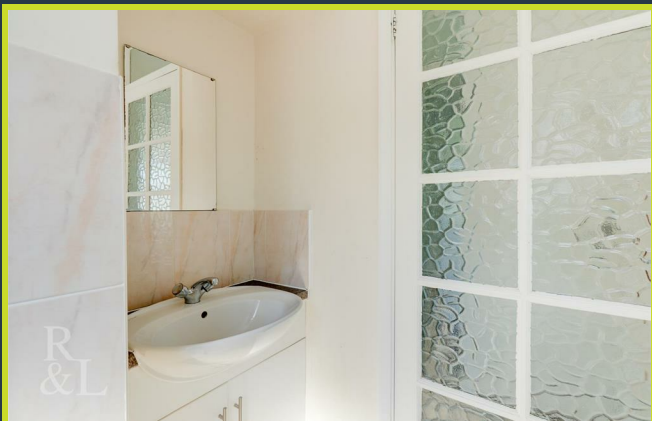
Keyworth | NG12 5DD | £270,000

ROYSTON  
& LUND



- \*\*NO CHAIN\*\*
- Built In Wardrobe Space
- Excellent Transport Links
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - D
- Two Bedroom Bungalow
- Close By To Numerous Amenities
- Off Street Parking
- Detached Garage
- Freehold - Council Tax Band - C





**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this two bedroom detached bungalow nestled in the desirable village of Keyworth. Situated close by to numerous amenities such as local shops, pubs and cafes, as well as having excellent transport links into West Bridgford and the city centre via the well regarded Keyworth connection bus service. This property would be an excellent fit for those wanting to downsize.

Upon entry you come into the ample size kitchen area which has integrated appliances such as an oven, hob and extractor fan, with room to add further freestanding. Off the kitchen is the generous sized living room which has a large front aspect window letting in lots of natural light pieced together with an electric fireplace. Off from the living room a hallway lends itself to two double bedrooms. The main bedroom having the benefit of built in wardrobe space and bedroom two having storage space and granting access to the rear garden via large aspect PVC rear window and back door. Both bedrooms share a three piece shower room.

Facing the property there is a single driveway to the left aspect leading down to a single garage providing off street parking for several cars. To the rear there is a short patio to start, leading to a lawned area which is enclosed by fenced borders.





Total area: approx. 68.1 sq. metres (733.1 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) A		93
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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