

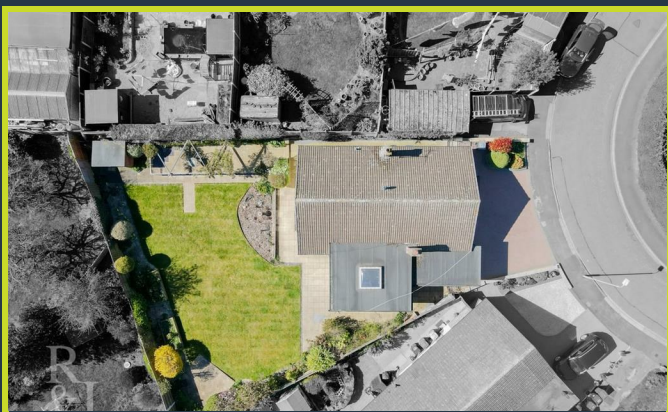


8 Laurel Avenue  
| NG12 5DF | £420,000

ROYSTON  
& LUND



- Two Double Bedrooms
- Close By To Numerous Amenities
- Ample Off Street Parking
- Well Kept Garden
- EPC Rating - TBC
- Integrated Kitchen Appliances
- Immaculately Presented
- Excellent Transport Links
- Sun Room
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located in the desirable village of Keyworth. Situated close to numerous amenities such as local shops and pubs and Independent cafes as well as being in the catchment area for well regarded schools and having excellent transport links into West Bridgford and the city centre via the excellent bus service. This property would be a great for a growing family or buyers wanting to downsize.



Interior accommodation comprises of a generous-sized living room with a front aspect bay window flooding the room with natural light pieced together with an electric fire place. The kitchen is an ample size with integrated appliances consisting of a built-in oven, hob and extractor fan and dishwasher with room to add further freestanding appliances. The kitchen area also benefits from a breakfast bar and storage space. Both bedrooms are well proportioned doubles, the main bedroom having the convenience of built in wardrobes and both of them sharing a modern fitted shower room along with wash basin and WC. The interior accommodation also boasts of a large sunroom to the rear aspect of the property incorporating a generous size skylight and granting access to the rear garden via sliding doors. The sunroom also allows an entrance to the single integral garage.

Facing the front of the property there is ample off street parking for multiple cars via a driveway and single garage and to the rear of the property there is a beautifully kept generous size law with patio areas, a summer seating area and flower beds with flowers and mature shrubbery.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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 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**

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& LUND**