



R
&L

9 Woodleigh Bunny Lane

Keyworth | NG12 5NF | Offers Over £135,000

ROYSTON
& LUND

- Over 55's Bungalow
- No Chain
- Re-Decorated Throughout
- On-Site Car Park
- EPC Rating TBC
- Mid Terraced
- Recently Re-Carpeted
- Ideal For Those Looking To Downsize
- Amenities Nearby
- Council Tax Band C





Offers Over £135,000 ***NO CHAIN***

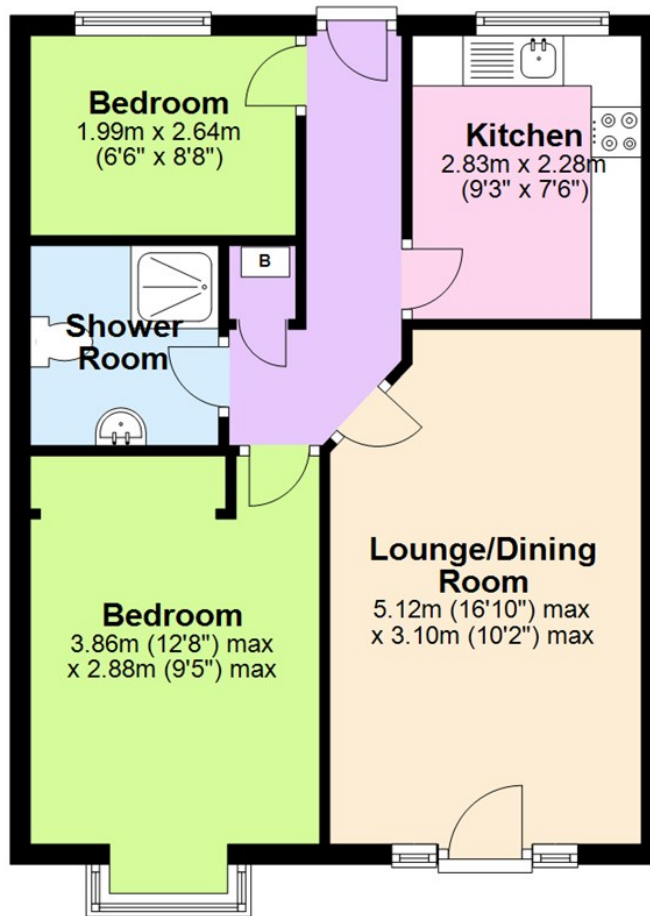
Royston & Lund are pleased to present this well-presented mid-terraced over 55's retirement bungalow situated in the heart of Keyworth. Amenities nearby include Keyworth Recreational Ground, a co-op, doctors surgery and commuting links to the surrounding villages and Nottingham city centre.

Upon entering the property you are greeted by the spacious lounge/dining room which also provides access to further rooms throughout. The kitchen includes a range of units and countertops providing ample storage. The two bedrooms are complemented by the shower room/WC.

The communal garden includes a patio area which is allocated to the parking. There is an on-site car park which provides off-street parking.



Ground Floor
Approx. 49.2 sq. metres (529.5 sq. feet)



Total area: approx. 49.2 sq. metres (529.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

**ROYSTON
& LUND**