



7 Highfield Road

| NG12 5JE | Guide Price £475,000

ROYSTON
& LUND

- Detached
- Four Double Bedrooms
- No Upward Chain
- Local Amenities Nearby
- EPC Rating D
- Approximately 1/4 acre plot
- Ample Off Street Parking + Garage
- Potential To Add Value
- Total Area 1630.40 sq ft
- Council Tax Band E Freehold





Royston and Lund are delighted to bring to the market this four double bedroom detached family home in Keyworth set on a generous plot of just under 1/4 of an acre. Sold with no upward chain, this property is a blank canvas that offers the buyer potential to add value after modernisation throughout. Set back from the road with ample off street parking and a single integral garage, this home is situated within close proximity of amenities.



Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the kitchen, dining area and stairs to the first floor. The living space is split over two floors with access down into the lounge from the dining area.

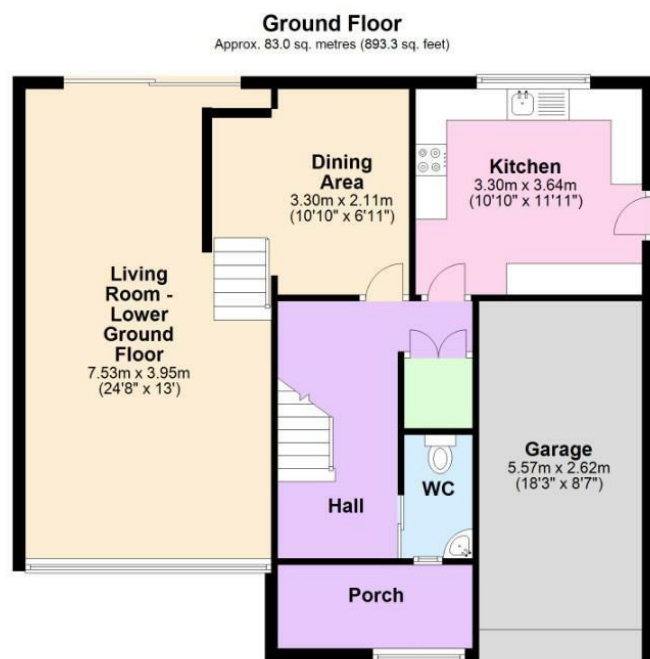
To the first floor there are four double bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin. There are built in wardrobes to the main bedroom and bedroom two, as well as a balcony that runs across the width of the property.

To the rear, a patio area leads to a generous lawned area planted with a selection of trees, shrubs and bushes. To the front a driveway provides off-street parking for multiple vehicles with access down the side to the rear garden.



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		
	64	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		



Total area: approx. 151.5 sq. metres (1630.4 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.

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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