



61 Fairway,  
Keyworth, NG12 5DW



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In need of upgrade throughout, this semi detached home is offered to the market with no upward chain.

The property provides accommodation arranged over two floors including an entrance porch, a lounge, and a kitchen/diner with patio doors opening to the garden on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to both the front and rear (in need of attention and maintenance), plus a driveway and double garage.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

**Guide Price £245,000**







### ACCOMMODATION

The entrance door opens to the entrance porch. From here, a door leads into the lounge.

The lounge has a bay window to the front, an open fireplace, stairs rising to the first floor, and open access to the kitchen/diner.

Fitted with wall and base units, the kitchen/diner has a stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven with a gas hob and extractor hood over. There is a breakfast bar area, a pantry store cupboard, a bay window to the rear, a door into the garage, a timber door opening to the rear, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms (one with an over stairs storage cupboard), and the family bathroom, which is fitted with a panelled bath with a shower over, plus a vanity unit incorporating the wash hand basin and wc.

### OUTSIDE

At the front of the property there is a garden, plus a driveway and DOUBLE GARAGE (with timber doors to the front, lighting, and a personnel door into the kitchen/diner).

The rear garden includes a patio seating area, a lawn, and mature trees and plants.

Gardens to both the front and rear are overgrown, and in need of attention.

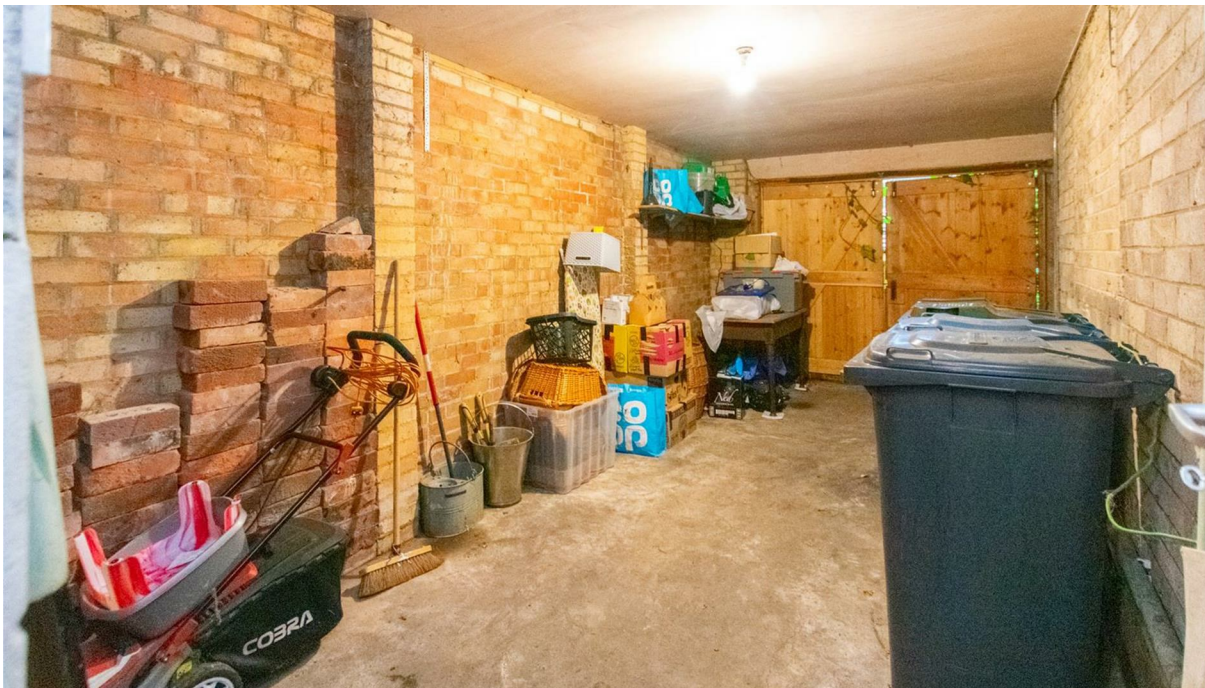
### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,147.80.

### Referral Arrangement Note

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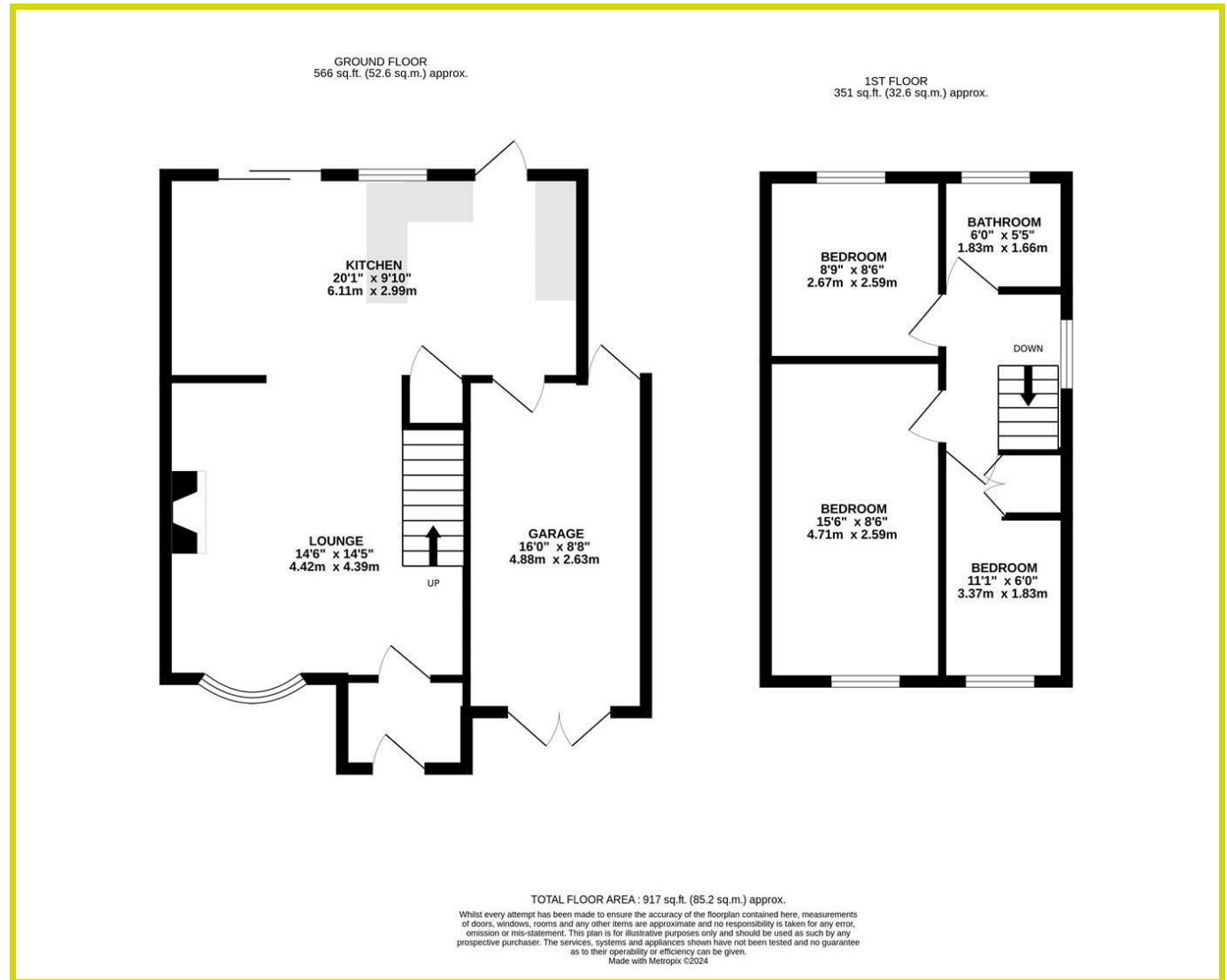
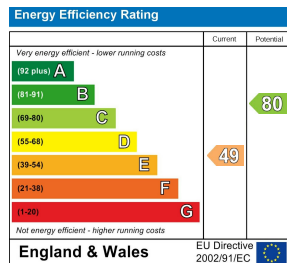


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