



30 Wesson Street

Keyworth | NG12 5SR | £255,000

ROYSTON
& LUND

- ****PERFECT FOR FIRST TIME BUYERS****
- ****Immaculately Presented****
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Downstairs WC
- Ensuite Shower Room And Family Bathroom
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B
- Freehold Council Tax Band - B





****FIRST TIME BUYERS****

Royston and Lund are delighted to bring to the market this immaculately presented two bedroom mid terrace property on the recently built Bloor Homes development in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops and pubs. Not to mention Keyworth having multiple well regarded schools and having excellent transport links into the surrounding villages and into West Bridgford and the City Centre. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is ample in size benefitting from a front aspect window flooding the room with natural light along with convenient under stair storage. The kitchen is a generous size with integrated appliances such as an oven, hob and extractor fan along with a dishwasher and built in fridge freezer. The kitchen provides access to the rear garden via French doors and an adjoining utility area and downstairs WC.

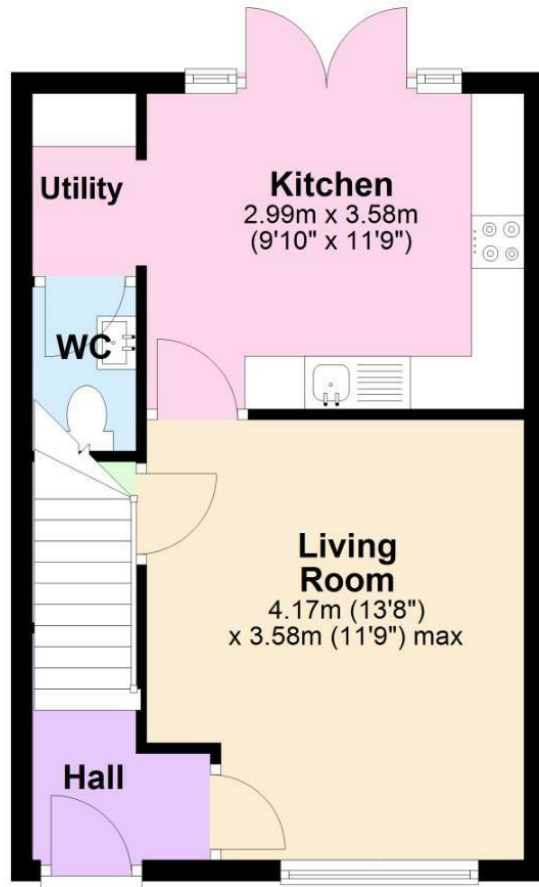
To the first floor there are two well proportioned double bedrooms. The main bedroom featuring an ensuite shower room. The second bedroom has built in storage which goes over the stairs. Both bedrooms share an additional three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking for two vehicles and to the rear there is a low maintenance rear garden with patio and pathway and a lawned area. The garden is enclosed by fenced borders.



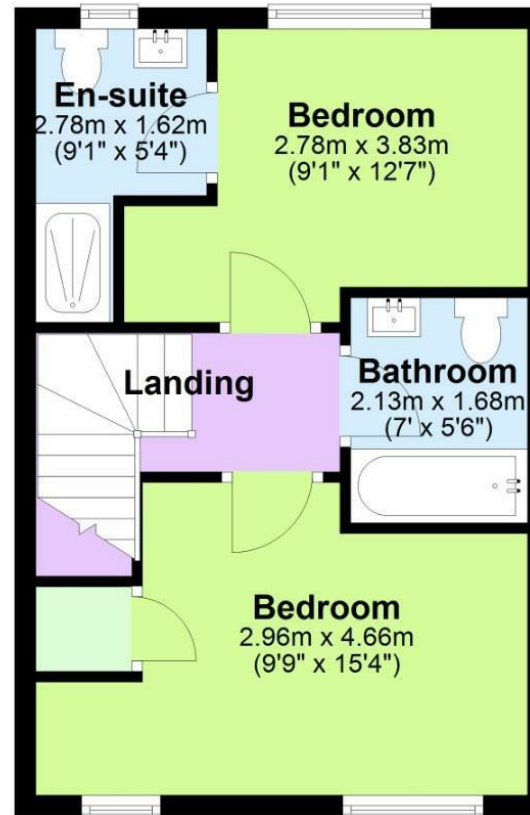
Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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 (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		

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**