



12 Wesson Street

Keyworth | NG12 5SR | £260,000

ROYSTON
& LUND

- Semi Detached Property
- Really Well Presented
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- Ample Off Street Parking Via a Double Driveway
- Integrated Kitchen Appliances
- Modern Three Piece Bathroom
- Excellent Transport Links
- Council Tax Band - B





Royston and Lund are delighted to bring to the market this immaculately presented two bedroom semi detached 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.

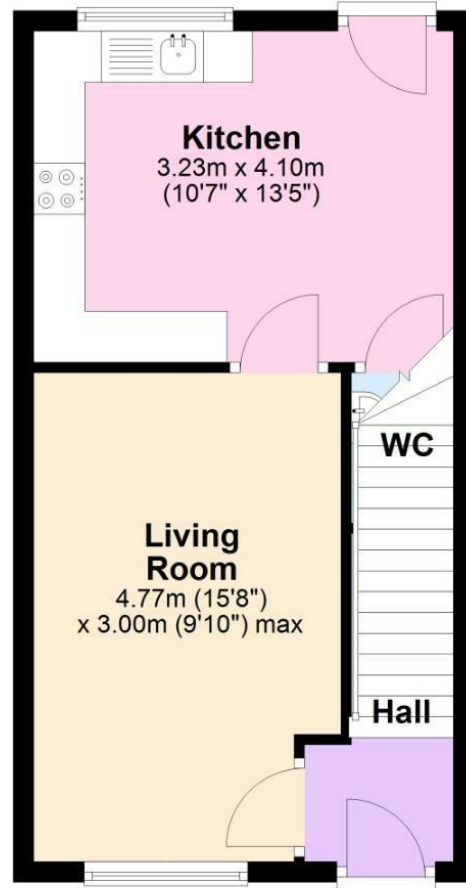


Ground floor accomodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is ample in size benefitting from a front aspect window flooding the room with natural light. The kitchen is a generous size with integrated appliances such as an oven, hob and extractor fan along with more than enough room to fit further freestanding appliances. The kitchen provides access to the rear garden via a back door as well as a downstairs WC positioned under the stairs.

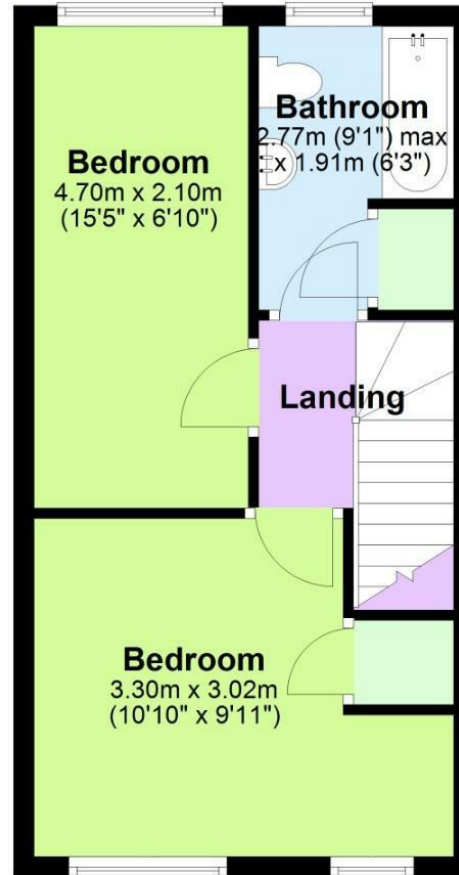
To the first floor there are two well proportioned double bedrooms that share a modern three piece bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and to the rear there is a low maintenance lawned garden with patio area which is enclosed by fenced borders.

Ground Floor
Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**