



39 Church Drive

Keyworth | NG12 5FG | £269,950

ROYSTON
& LUND

- Detached Bungalow
- Ample Off Street Parking
- Stones Throw From Numerous Amenities
- Converted Loft Space
- EPC Rating - D
- Two Bedroom
- **NO CHAIN**
- Excellent Transport Links
- Viewing Highly Recommended
- Freehold - Council Tax Band - C





****NO CHAIN****

Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located in the heart of Keyworth. Situated a stones throw from numerous amenities such as local shops, pubs and cafes along with being thirty second walk from Keyworth Leisure Centre And Keyworth Library. This property would be the perfect fit for those wanting to downsize.

Interior accomodation comprises an entrance hall that leads you into both double bedrooms, reception room, kitchen, bathroom and WC. The living room is a generous size with a large front aspect window overlooking the garden pieced together with a stylish fireplace. The kitchen provides ample space with base and wall units housing integrated appliances from and oven, hob and extractor fan along with built in fridge and more than enough room to add further freestanding appliances, whilst granting access to the rear garden via a back door.

Both bedrooms are well proportioned. The double master bedroom benefitting from built in mirrored sliding wardrobes. Bedroom two is a further spacious double. Both Bedrooms share a bathroom with shower overhead along with a wash basin and separate WC.

Additionally this bungalow has had its loft converted with eaves storage which provides a sizeable space that can be used to the buyers discretion.

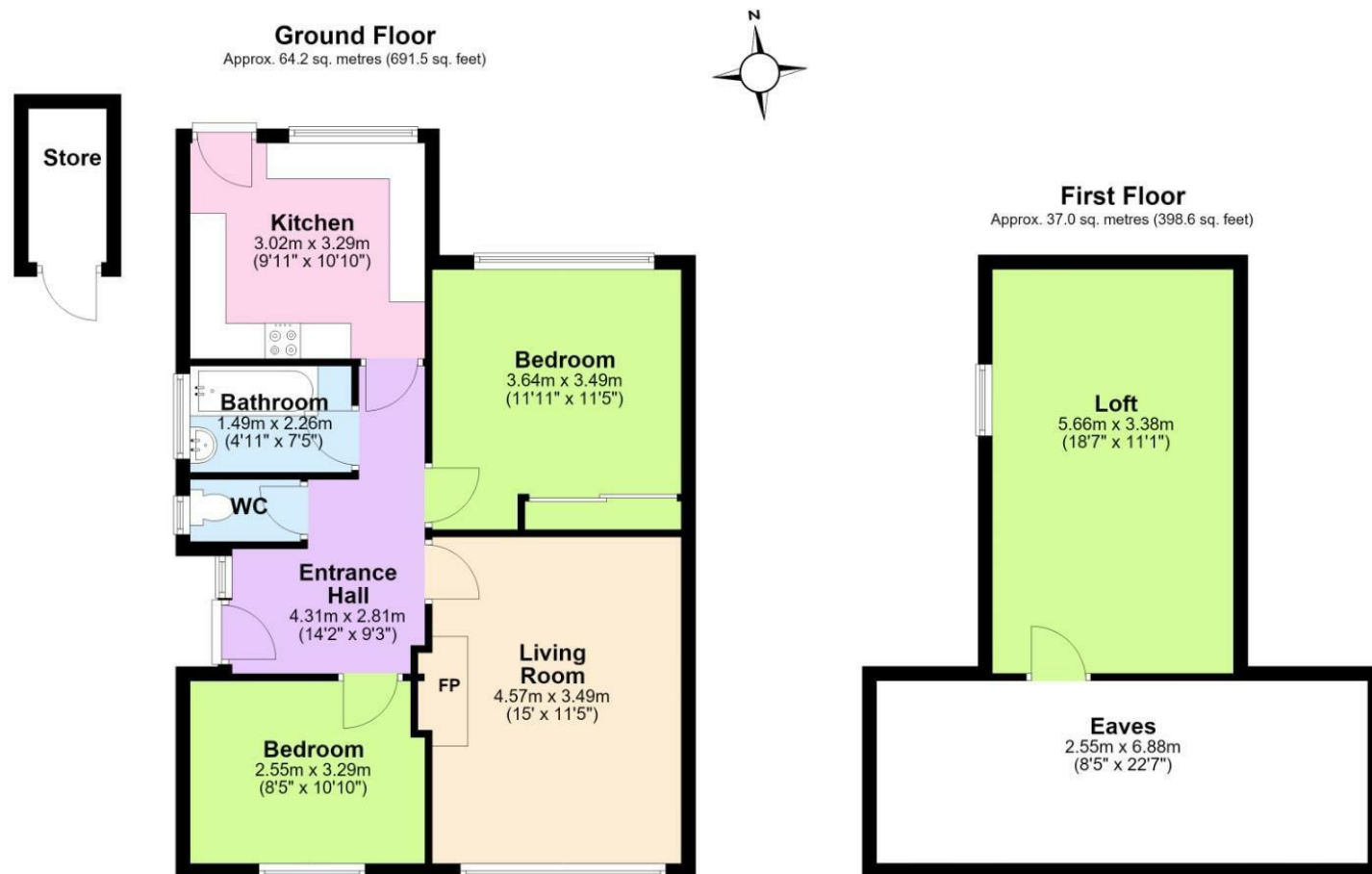
Facing the property there is off street parking for several cars which leads down to the side along with pebble flower bedding to the right handside. To the rear of the property there is a patio area to start which leads down to a well maintained lawn area that features bordered flower beds containing mature bushes and shrubbery along with a garden pond. The rear is enclosed with fenced boundaries.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		



Total area: approx. 101.3 sq. metres (1090.1 sq. feet)

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