



75 Beech Avenue

Keyworth | NG12 5DE | £250,000

ROYSTON  
& LUND

- Two Double Bedroom Semi-Detached Bungalow
- Modern three-Piece Family Bathroom
- Log Burner
- Village Location
- EPC - C
- Large Living Room with Bay Window
- Galley Kitchen
- Off-Street Driveway and Garage
- Lots of Local Amenities
- Freehold - Council Tax Band B





Royston and Lund are pleased to bring to market this two bedroom semi-detached bungalow based in the sought after village of Keyworth. A short walk away from lots of local amenities, this bungalow is perfect for a buyer looking to downsize.

As you enter the property, there is an entrance hallway which provides a convenient place for coats, as well as a meter cupboard. Following into the spacious living room, there is a large bay window flooding the room with natural light, with a central featured fireplace housing the log burner. From the living room, there is access to the galley kitchen which has an integrated cooker, grill, extractor fan and an inset gas hob with the additional space for a free-standing fridge freezer and washing machine. The kitchen also provides access to the side of the property.

There is a hallway connecting the living room to the two double bedrooms at the rear of the property. Both with large windows allowing lots of light and the principal bedroom also has an added benefit of a handy airing cupboard for extra storage. Both bedrooms share a modern family 3-piece family bathroom consisting of a bath, with electric shower over, sink unit and w/c.

The property benefits from a long private driveway equipped with a metal gate for security and leading to a single garage. The front lawn is boarded with shrubs. The rear garden is accessed via a side gate off the driveway and has a recently-rennovated patio area, a lawn area with a shed, and is bordered with fences.

Keyworth is a delightful village, with lots of easy-to-access amenities, such as shops, doctors and dentist. In addition to lots of bus stops with regular bus service to West Bridgford and Nottingham City Centre. Situated in the South Nottinghamshire Countryside, there are lots of local walking routes to enjoy the views!

**Ground Floor**

Approx. 70.1 sq. metres (754.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.2 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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