



81 Beech Avenue

Keyworth | NG12 5DE | £250,000

**ROYSTON
& LUND**

- Two Bedroom Bungalow
- Semi Detached
- Opportunity To Put Your Own Stamp On Things
- Double Driveway and Single Garage
- Close By To Numerous Local Amenities
- Enclosed Rear Garden
- Integrated Kitchen Appliances
- Excellent Transport Links
- EPC Rating - C
- Freehold Council Tax Band - B





Royston and Lund are pleased to bring to the market this two bedroom semi detached bungalow located in Keyworth. Situated close by to numerous amenities that Keyworth has to offer such as local shops, pubs and cafes. Not to mention excellent transport links via the local bus service and being in the catchment area for well regarded schools. This property would be a great fit for a growing family or people wanting to downsize.

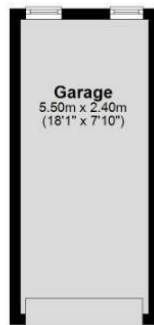


Interior accommodation comprises of a galley kitchen upon entry such as a oven, hob and extractor fan with room to fit further freestanding appliances. Moving through the kitchen you come into the generous size living room with a large front aspect window flooding the room with natural light, pieced together with an electric fireplace. Both bedrooms are doubles. The main bedroom having the benefit of built in storage space, the second bedroom granting access to the rear garden via French doors. Both bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking due to a double driveway leading down to a single garage fitting several vehicles. The rear garden is a great size with a patio area to start stepping out from bedroom two leading onto a lawn space and further dropping down to grass turf to the rear aspect. The rear garden is enclosed by fenced borders.

Ground Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



Total area: approx. 66.0 sq. metres (709.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND