



139 Wolds Drive

Keyworth | NG12 5DB | £260,000

ROYSTON
& LUND

- Two Bedroom Semi Detached Property
- Ample Off Street Parking
- Close By To Numerous Amenities
- Well Presented Throughout
- EPC Rating - C
- **NO CHAIN**
- Landscaped Rear Garden
- Excellent Transport Links
- Viewing Highly Recommended
- Freehold - Council Tax Band - B





****NO CHAIN****

Royston and Lund are delighted to bring to the market this two bedroom semi detached bungalow located in the heart of Keyworth. Situated a short stroll from numerous amenities such as local pubs, shops and independent cafes. Not to mention having excellent transport links into the surrounding villages and the City Centre. This property would make the perfect downsizer.

Interior accommodation comprises a kitchen diner upon entry which boasts high quality base and wall units that house integrated appliances such as an oven, hob and extractor hood with more than enough room to add further freestanding appliances. Off from the kitchen is the living room which displays a large bay window to the front elevation flooding the room with natural light pieced together with a stylish fireplace. Both bedrooms are well proportioned doubles. The master bedroom benefitting from sliding doors leading to the rear garden and each share a three piece suite 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 fitting several cars along with a hedged bordered frontage keeping a well maintained pebble and garden space. To the rear there is a lovely landscaped garden with patio areas and lawn space along with flower beds and a raised patio area to the rear aspect showing storage sheds and a greenhouse. The rear garden is enclosed with fenced borders.



Ground Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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