



1 Plantation Road

Keyworth | NG12 5LG | £190,000

ROYSTON  
& LUND



- Two Bedroom End Terrace
- Ideal For First Time Buyers
- Sliding Doors To The Rear Garden
- Ample Storage Space
- Generous Off Street Parking - Single Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- Viewing Recommended
- EPC Rating - E
- Freehold - Council Tax Band - A







Royston and Lund are delighted to bring to the market this two bedroom end terrace property, located in Keyworth Nottingham. Situated close by to numerous amenities from local shops, pubs and cafes. Not to mention excellent transport links via the Keyworth Connection Bus Service. This property would be an excellent fit for first time buyers or for those wanting to downsize.

Ground floor accommodation comprises a hallway upon entry which leads into the reception and stairs to the first floor. The living room is a generous size and features a gas fireplace and sliding patio doors leading to the rear garden. Off from the living room is the ample size kitchen which showcases base and wall units along with integrated appliances such as an oven, hob and extractor hood along with more than enough room to add further freestanding appliances. The kitchen also provides access to the driveway of the property.

To the first floor there are two well proportioned double bedrooms. The master bedroom benefitting from over stair storage space. Both bedrooms share a three piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC. The landing provides further cupboard space.

Facing the property there is ample off street parking via a gated double tandem driveway leading to a single garage. The rear garden has a patio area to start off from the living room which leads onto lawn space which has further patio to the rear. The garden and driveway are enclosed with fenced borders.



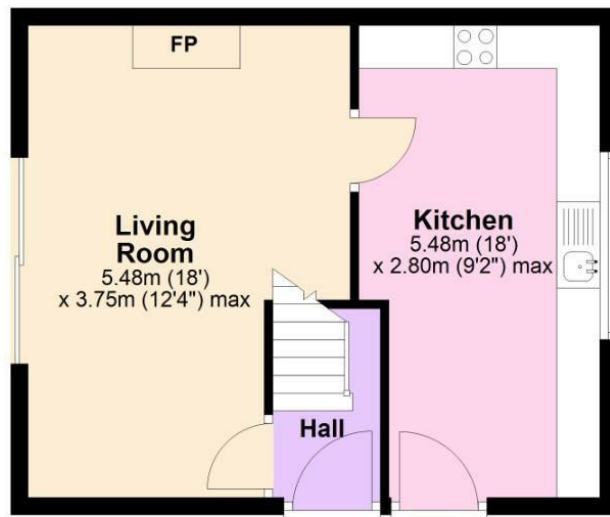


## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 74        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 53      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

### Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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