



18 Plantation Road

Keyworth | NG12 5LH | £185,000

ROYSTON  
& LUND

- Three Bedrooms
- SOLAR PANELS
- Close By To Numerous Amenities
- Gated Driveway With Ample Off Street Parking
- EPC Rating - E
- End Terrace
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Requires Modernisation
- Freehold - Council Tax Band - B





A well-positioned three-bedroom end-terrace property located in the desirable village of Keyworth. Keyworth offers a variety of amenities, from local shops, pubs and cafés, not to mention excellent local schools.

This property in particular is a complete blank canvas and requires extensive modernisation. It would greatly appeal to property developers or buy-to-let landlords, with scope to create an ideal opportunity for first-time buyers, those wanting to downsize, or as a buy-to-let investment.

The ground floor consists of a hallway upon entry, leading into the main reception room to the left, showcasing dual-aspect windows and a feature log burner. The kitchen dining room, positioned to the right-hand side, offers plenty of room for a family, with wraparound kitchen units benefiting from ample space for integrated or freestanding appliances. The dining area further benefits from a side door providing access to the front and rear of the property.

To the first floor, there are three well-proportioned bedrooms. The master bedroom and bedroom two are both doubles, while the third bedroom is a spacious single. All bedrooms share a bathroom consisting of a bath with a shower overhead and a wash basin, alongside a separate WC.

Facing the property, there is ample off-street parking via a gated single driveway that leads through to the rear, with lawn space to the right-hand side. To the rear, there is a lawn to the left-hand side and a storage shed, with the garden enclosed by fenced and hedged borders.





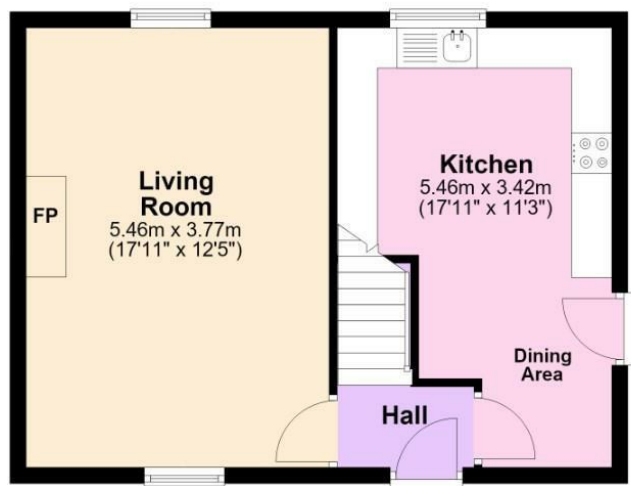
## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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                         |         |           |

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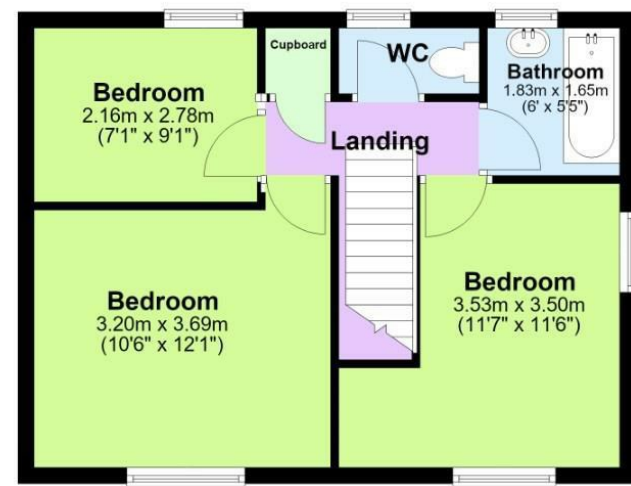
### Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 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.