



54 Beech Avenue

Keyworth | NG12 5DJ | Offers Over £279,500

ROYSTON  
& LUND

- Immaculately Presented
- Recently Fitted Bathroom & Kitchen
- Two Bedrooms
- Block Paved Driveway
- EPC Rating: D
- Log Burner
- Glorious South Facing Garden
- Village Location
- Close To Local Amenities
- Council Tax Band: B





Royston & Lund are delighted to bring to the market this larger than average, immaculately presented two bedroom bungalow set on a quiet side street in the highly sought after South Nottinghamshire village of Keyworth.

Having recently been fully refurbished by the current owners, the accommodation features a small entrance hall to the front with an internal door opening to a beautiful reception room complete with a log burner, off the reception room there is a separate kitchen benefitting from an integrated fridge, freezer, induction hob, oven/grill and washing machine with a range of soft close cupboards and drawers. To the rear of the lounge an internal lobby gives access to the family bathroom with a three piece suite comprising a w/c, wash hand basin and bath with shower over with a built in vanity unit.

The master bedroom is a good size whilst the second bedroom features French Doors opening to the rear garden and a staircase providing access to a large loft space.

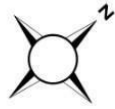
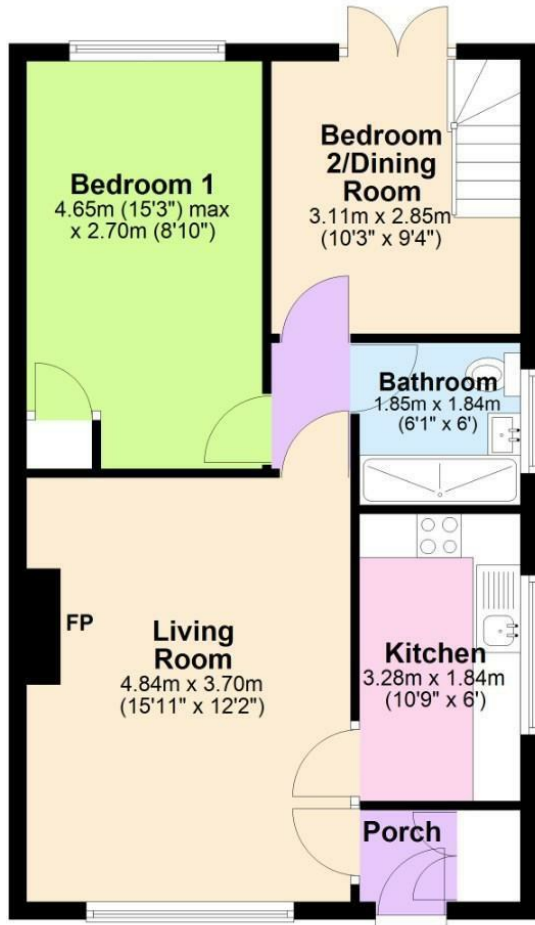
To the front of the property, a block paved driveway provides off-street parking with a small lawned area bordered by a low level brick wall. A gate to the side leads down to the rear garden which is larger than average whilst still being very private with a glorious southern aspect featuring a patio area and generous lawned area.

Beech Ave is located just off Wolds Dr with a regular bus service around the village and through to the larger hubs of West Bridgford and Nottingham city centre. Local village amenities include the shops along the Parade a very short distance from Beech Ave with Keyworth itself also offering a range of pubs, shops, takeaways, a health centre and dentists.



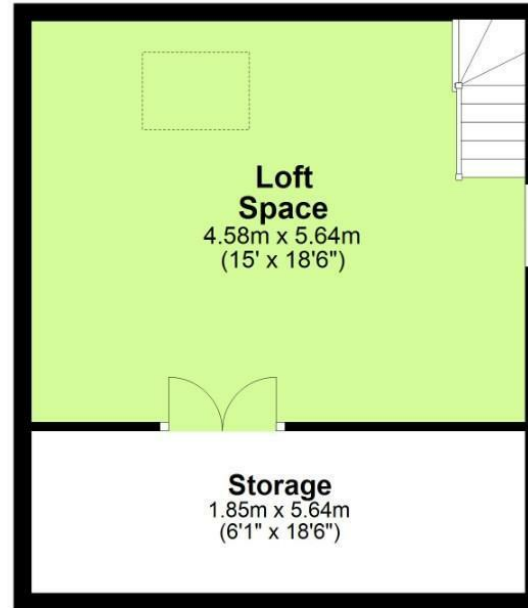
### Ground Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 sq. feet)



### EPC

#### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>84</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</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 |         |           |

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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**