



21 Ash Grove

Keyworth | NG12 5DH | £230,000

ROYSTON
& LUND

- Semi-Detached Bungalow
- Driveway & Garage
- Modern Three Piece Bathroom
- Close By To Numerous Amenities & Excellent Transport Links
- EPC Rating - TBC
- Two Bedrooms
- Conservatory To Rear
- Built In Wardrobes In The Main Bedroom
- No Onward Chain
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached bungalow located in Keyworth. Situated close by to numerous amenities such as local shops and pubs as well as having excellent transport links to West Bridgford and the City Centre via a regular bus service, this property would be an excellent fit for someone wanting to downsize. Offered to the market with no onward chain.



Entering into the property you step into the kitchen which has integrated appliances including an oven and hob with plumbing in place for a free-standing washing machine and fridge. Off the kitchen is a generous living room with front aspect bay window flooding the room with natural light pieced together with a stylish open fireplace. There are two double bedrooms. The main bedroom benefits from built in wardrobes and the second bedroom grants access to the conservatory to the rear via French doors which in turn leads to the rear garden. Both bedrooms share a modern fitted three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a single tandem driveway leading to a single garage fitting several vehicles for off street parking. The rear garden is ample in size with lawn space and mature shrubbery which is enclosed by fenced borders.



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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		

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