



61 Ashley Road

Keyworth | NG12 5FL | £315,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Property
- Front And rear Garden
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking
- NO CHAIN
- Integrated Oven, Hob And Extractor
- Excellent Transport Links
- Freehold - Council Tax Band - B





****CHAIN FREE****

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the ever desirable village of Keyworth. Situated close by to numerous amenities such as local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre and to the surrounding areas. This property would be a great fit for first time buyers, a growing family or a high quality buy to let.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room and stairs to the first floor. The living room is a generous size and benefits from a front aspect bay window flooding the room with natural light with the option to put in a fireplace. The open plan kitchen diner is the heart of the home and showcases a breakfast bar and base and wall units that house integrated oven, hob and extractor with further space for freestanding white goods. The adjoining dining area boasts more than enough room for family and friends whilst granting to the garden through recessed bay French doors.

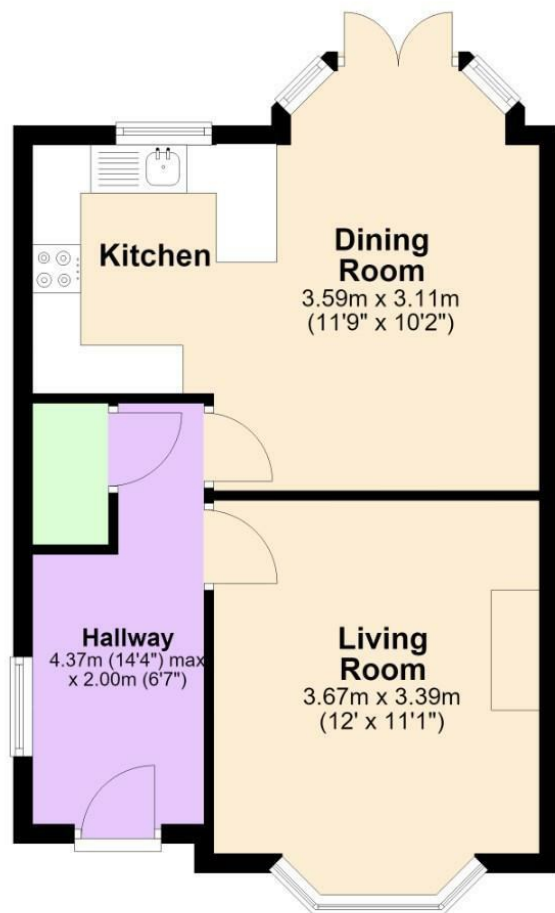
To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are well proportioned doubles and the third bedroom is a spacious over stair single. All bedrooms share a three piece shower room consisting of a walk in sliding door shower along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway and front garden covered with hedgerow to the right hand side. To the rear there is a patio area to start which provides a great opportunity for outdoor seating and or alfresco dining which steps down on to lawn space that stretches back and is aligned with bushes and shrubbery. The rear garden as a whole is enclosed with fenced borders.



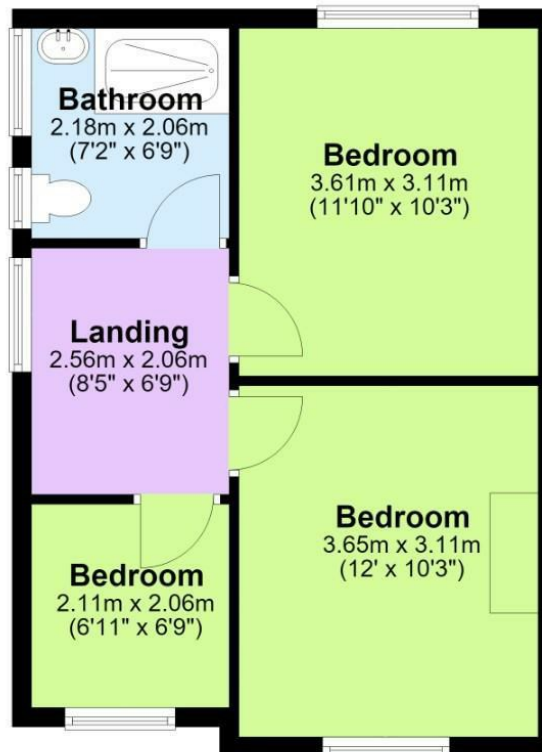
Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
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		EU Directive 2002/91/EC 

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**