



14 Brockwood Crescent

| NG12 5HQ | £330,000

ROYSTON  
& LUND



- **\*\*NO CHAIN\*\***
- Integrated Kitchen Appliances
- Low Maintenance Rear Garden
- Immaculately Presented
- EPC Rating - B
- Two Double Bedrooms
- Spacious Living room Leading To Conservatory
- Excellent Transport Links
- Ample Off Street Parking
- Freehold - Council Tax Band - D







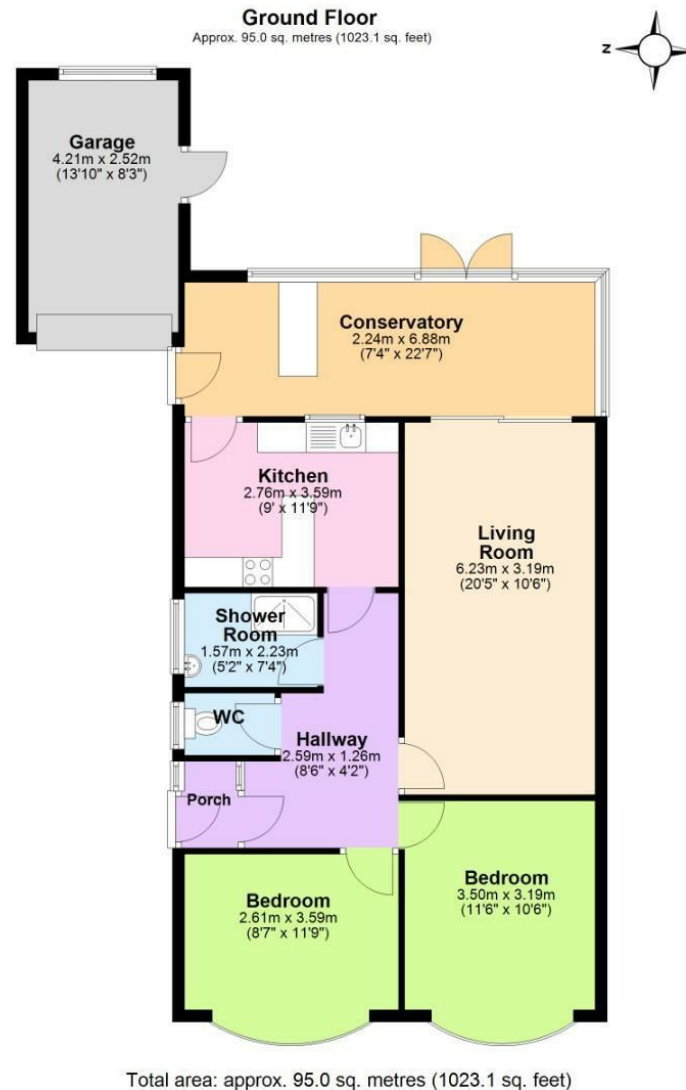
**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located in Keyworth. Situated a walk away from numerous amenities such as local shops and pubs and having an excellent bus route service linking Keyworth to West Bridgford and the city centre. This property would be a great fit for someone wanting to downsize.



Interior accommodation comprises of an entrance hall that leads to the main living room, double bedrooms, kitchen and bathroom. The living room is a generous size with large sliding doors leading to the rear conservatory with dining area and utility space which in turn allows access to the back garden. The modern fitted kitchen is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan, with room to add further freestanding. The two bedrooms are well proportioned double, the main bedroom having built in wardrobes. Both bedrooms share a three piece suite shower room and separate WC.

Facing the property there is ample off street parking due to a double tandem driveway and carport leading to a single garage. The rear garden is low maintenance and immaculately kept with patio area providing summer seating along with bordering flower beds with mature shrubbery. The rear is enclosed by fenced boundaries.



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.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</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 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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