



83 Fairway

Keyworth | NG12 5DW | £285,000

ROYSTON
& LUND

- Semi-Detached
- Well Presented Throughout
- Driveway
- Council Tax Band C
- Freehold
- Three Bedrooms
- Single detached garage
- Good Sized Rear Garden
- EPC Rating D





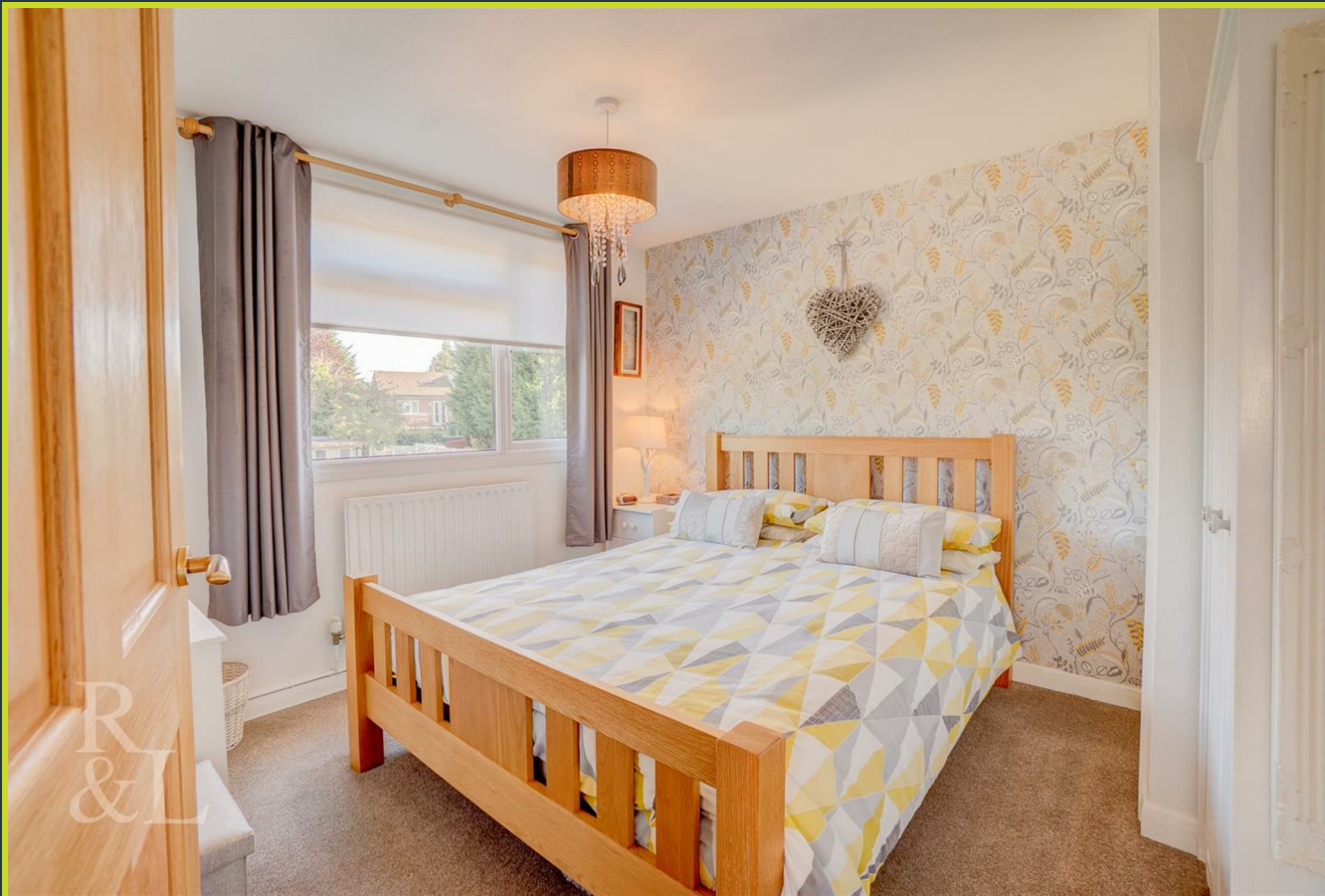
Royston and Lund are delighted to bring to the market this beautifully presented three bedroom semi detached property in Keyworth. Keyworth is a sought after village benefitting from a wide range of local amenities including shops, pubs, primary schools and a secondary school. The property also benefits from off-street parking with a driveway to the front and side leading to a single detached garage.

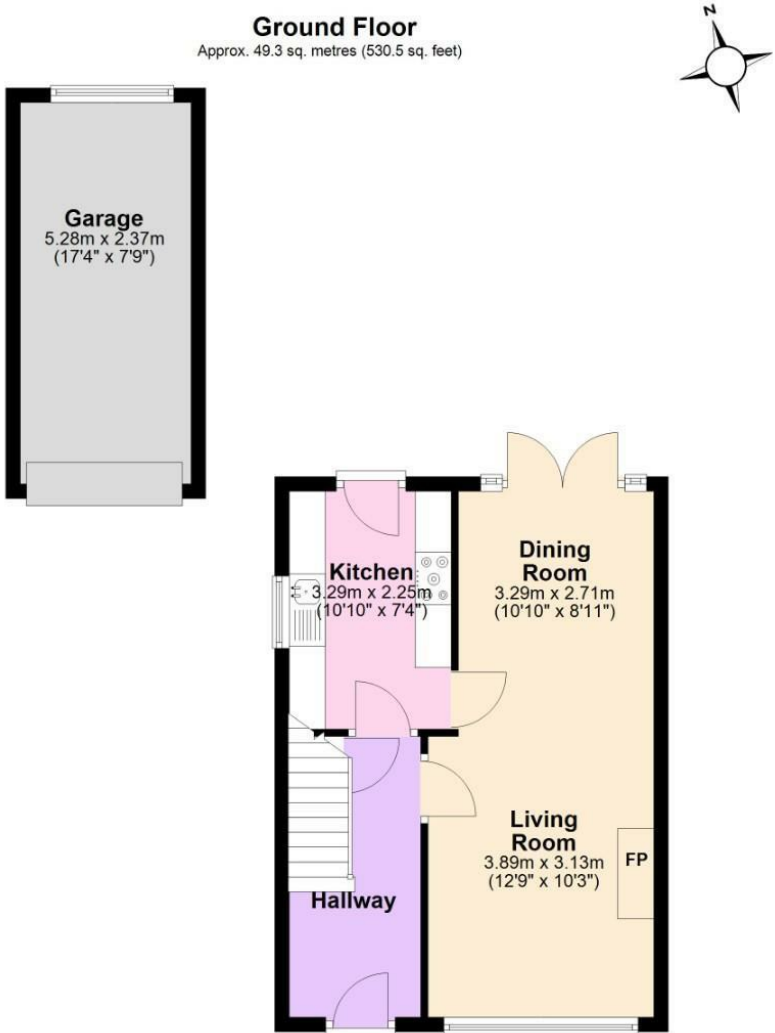
Ground floor accommodation comprises a hallway with stairs to the first floor. Off the hallway there are internal doors to a full length, dual aspect through lounge/diner with the lounge area benefitting from a feature fireplace and French doors from the dining area opening out onto the rear garden. Off the dining area is the separate kitchen, which also has a door to the rear garden.

The kitchen has integrated appliances including a gas hob and extractor fan as well as an eye level oven/grill, and integrated dishwasher and washing machine.

To the first floor there are three bedrooms, two doubles and a smaller third bedroom with a family bathroom comprising a low level w/c, wash hand basin, bath with shower over.

To the rear of the property is a generous, enclosed garden which is mainly laid to lawn featuring a decked area and a further patio area. The rear garden can also be access via a side gate from the driveway.





Total area: approx. 86.1 sq. metres (926.5 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.



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		
(21-38) F		61
(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		

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