



8 Dale Road

Keyworth | NG12 5HS | £260,000

ROYSTON  
& LUND

- Three Bedroom Semi Detached Property
- Ample Off Street Parking Via Double Tandem Driveway
- Living Room And Dining Room
- Close By To Numerous Amenities
- EPC Rating - D
- \*\*NO UPWARD CHAIN\*\*
- Excellent Opportunity To Put Your Own Stamp On Things
- Under Stair Pantry Space
- Excellent Transport Links
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this 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 side and would be a great fit for first time buyers to put there own stamp on things, or a buy to let.

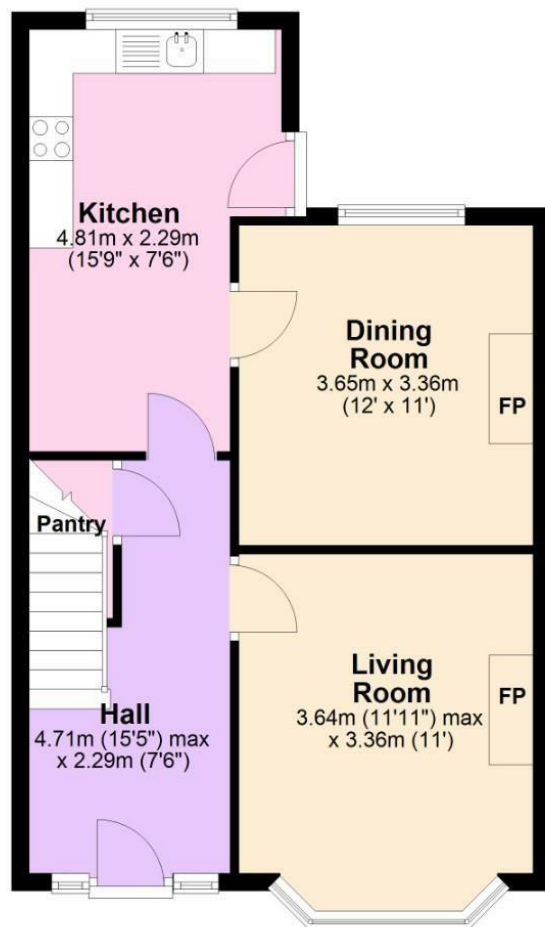


Ground floor accomodation comprises an entrance hallway that leads into the main reception room, kitchen, under stair store/pantry and stairs to the first floor. The living room is a generous size with front aspect bay window and electric fireplace. The kitchen is ample in size with base and wall units and numerous power points with a window to the rear elevation overlooking the rear garden. The kitchen provides access to the garden via a back door. The dining room is spacious and features a gas fireplace and additional window to the rear aspect.

To the first floor there are three well proportioned double bedrooms. The master bedroom and bedroom two showcasing full width built in wardrobes. The third bedroom also has integral storage. All three bedrooms share a three piece suite tiled bathroom consisting of a bath with shower overhead along with a wash basin, WC and cabinet store.

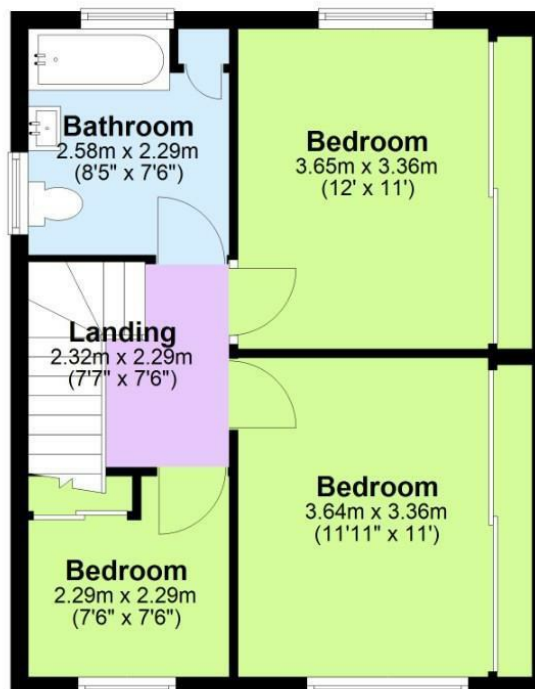
## Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.7 sq. feet)



## 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                     |         |           |
|                                                                 | 61      | 75        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.

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