



4 Brook View Court Main Street

Keyworth | NG12 5AS | Per Month £1,100 Per Month

ROYSTON
& LUND

- Two Well Proportioned Double Bedrooms
- Finished To An Immaculate Standard
- Modern Tiled Fitted Shower Room
- Close By To Numerous Amenities
- EPC Rating - C
- Recently Refurbished
- Enclosed, Low Maintenance Gardens
- Built In Wardrobes
- Viewing Recommended
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this two bedroom mid terrace property located in Keyworth. Situated close by to numerous amenities that the village has to offer from three pubs, local shops and cafes, not to mention being in the catchment area for well regarded schools and having excellent transport links into West Bridgford and the City Centre. This property would be a great for working professionals or young families.

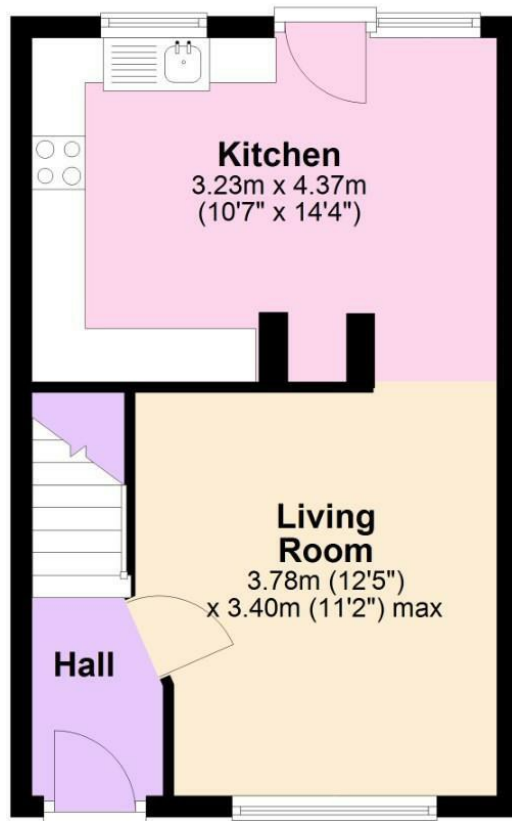
Ground floor accommodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size with large bayed window to the front aspect which floods the room with natural light and leads down through an opening into a kitchen dining room which is an ample size with high quality fixtures and fittings and integrated kitchen appliances such as an oven, hob and extractor fan with room to fit further freestanding appliances. The kitchen further grants access to the rear garden via a back door.

To the first floor there are two well proportioned double bedrooms. The principal bedroom having the benefit of storage space and built in wardrobes. Both bedrooms share a modern walk in tiled shower room comprising of a rain shower and shower head along with a wash basin and WC.

To the rear of the property there is a low maintenance garden with a raised decking area and storage shed which is enclosed by fenced borders. To the rear aspect of the garden there is a rear gate leading to a garage where there is ample off street parking.

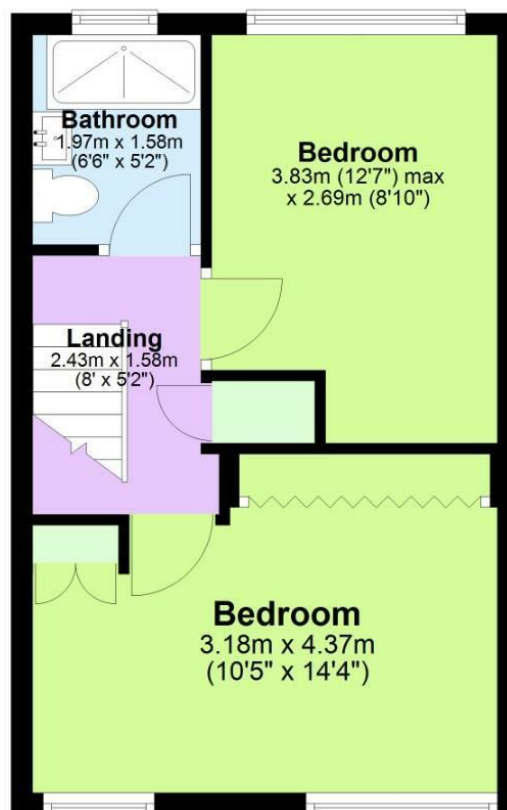
Ground Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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 (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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**ROYSTON
& LUND**