



2 Dale Road

Keyworth | NG12 5HS | Asking Price £260,000

ROYSTON
& LUND

- Semi-Detached
- Two Reception Rooms
- Downstairs W/C & Utility
- Close to Local Amenities
- EPC Rating: D
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Driveway
- Council Tax Band: B





Royston & Lund are delighted to market this Victorian two bedroom, semi-detached house set on a quiet side street in the centre of Keyworth within easy reach of a host of local amenities.

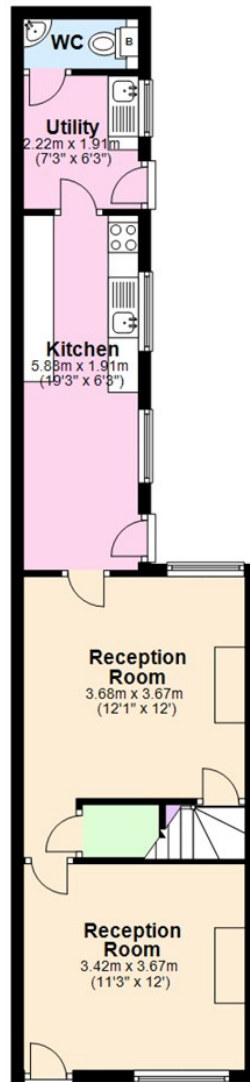
Benefitting from high ceilings throughout the internal accommodation comprises two reception rooms, a kitchen/breakfast room, utility area and downstairs W/C to the ground floor. To the first floor there are two well appointed double bedrooms and a family bathroom.

To the side of the property a driveway provides off-street parking with a small front garden bordered by a hedge. To the side and rear of the property there is an enclosed garden benefitting from a patio area and a shed with the remainder mainly laid to lawn.

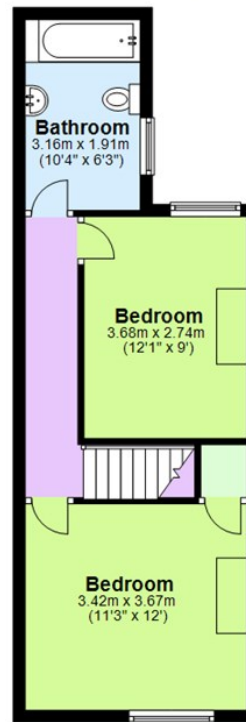
There is the opportunity to further extend and add value subject to the usual planning permissions being granted.

Dale Road is a quiet side street within easy reach of the a host of local amenities including shops, pubs, the health centre, dentist, both primary and secondary schools and the recreation ground.

Ground Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



First Floor
Approx. 36.4 sq. metres (391.7 sq. feet)



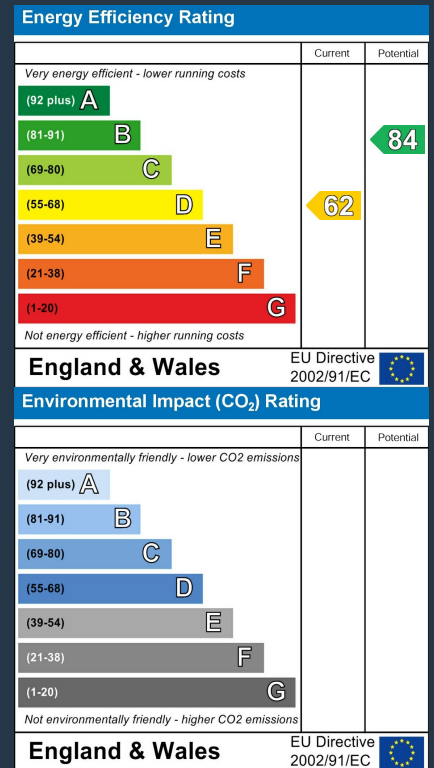
Total area: approx. 84.0 sq. metres (904.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.



EPC



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