



13 Beech Avenue

Keyworth | NG12 5DE | £269,950

ROYSTON
& LUND

- Bungalow
- Two Double Bedrooms
- Landscaped Garden
- Detached Garage
- EPC Rating: C
- Semi-Detached
- Recently Modernised
- Garden Office with Electrics
- Close to Local Amenities
- Council Tax Band: C





Royston & Lund are delighted to market this two-bedroom semi-detached bungalow, set on the ever-desirable Beech Avenue. Situated close to the numerous amenities that Keyworth has to offer, including local pubs, shops, and cafés, the property is also within walking distance of the Wolds Drive bus stop, which provides direct access to West Bridgford and Nottingham City Centre. This property would be a perfect fit for those looking to downsize.

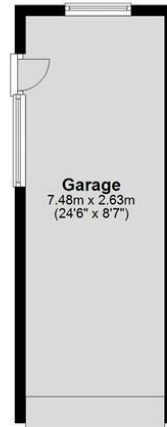
The internal accommodation comprises a kitchen upon entry, benefiting from a range of base and wall units that provide ample space for freestanding appliances, including an oven, hob, extractor hood and washer-dryer. Leading from the kitchen is the spacious living/dining room, offering plenty of space for entertaining family and friends. A large front-aspect window floods the room with natural light, while a stylish log-burner-style fireplace creates an attractive focal point.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from built-in storage space and bedroom two providing access to the rear garden via French doors.

To the front of the property, there is ample off-street parking provided by a double driveway leading to a single garage, offering space for several vehicles. To the rear is an immaculately presented yet low-maintenance garden, featuring a patio area ideal for summer seating, which leads onto a lawn with a pathway running along the right-hand side.

Positioned at the rear of the garden is a purpose-built outhouse, currently used as an office or sitting room, complete with power and lighting. To the right-hand side is a further patio and gravelled bed, providing more than enough space for alfresco dining and relaxation. The rear garden is fully enclosed by fenced boundaries.

Ground Floor
Approx. 74.4 sq. metres (800.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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 (CO₂) 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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& LUND**