



2 Brockwood Crescent

Keyworth | NG12 5HQ | £335,000

ROYSTON  
& LUND



- NO CHAIN
- Ample Off Street Parking
- Room To Fit Further Freestanding Appliances
- South Facing Rear Garden
- EPC Rating - D
- Two Bedrooms
- Fitted Wardrobes In The Main Bedroom
- Close By To Numerous Amenities
- Ideal Opportunity To Put Your Own Stamp On Things
- Freehold - Council Tax Band - D







**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this two bedroom bungalow located in Keyworth. Situated a walk away from numerous amenities such as local shops and pubs and having an excellent bus route service linking Keyworth to West Bridgford and the city centre. This property would be a great fit for someone wanting to downsize.

Interior accommodation comprises of an entrance hallway leading to the main reception rooms, bedrooms and bathroom. The living room is a generous size having an electric fireplace and sliding doors leading into a sun room/conservatory which in turn has French doors to the rear aspect leading to the back garden. The kitchen is an ample size and has the room to fit high standard freestanding appliances, just off from the kitchen is a dining area which furthermore allows access to the rear garden via sliding doors. Both bedrooms are good size doubles with the main bedroom benefitting from built in wardrobes and they both share a three piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC. The single garage to the side aspect of the property has been converted into a utility/workshop room and has a side door leading to the rear garden.

Facing the property there is convenient off street parking due to a long single driveway with a stone garden area to the front, enclosed by bricked borders. To the rear of the property there is a patioed garden to start, perfect for summer seating, then stepping down onto the lawned area. The garden itself is south facing which gets the sun all year round and is enclosed by fenced borders.



Total area: approx. 110.9 sq. metres (1194.0 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

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	67	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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