



19 Gorse Road

Keyworth | NG12 5LL | Offers Over £200,000

ROYSTON
& LUND

- Two Bedroom Bungalow
- Ample Off Street Parking
- Conservatory Space
- Close By To Numerous Amenities
- EPC Rating - C
- Semi Detached
- Built In Wardrobes
- No Onward Chain
- Excellent Transport Links
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached bungalow located in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local pubs, shops and cafes. Not to mention having excellent transport links into West Bridgford and the City Centre. This property would be an excellent fit for first time buyers or for those wanting to downsize.

Offered to the market with no onward chain.

Interior accommodation comprises of an entrance porch that leads into the main reception room which has a large front aspect window flooding the room with natural light pieced together with an electric fireplace. The kitchen is an ample size with integrated oven, hob and extractor fan with plenty of room to fit further freestanding appliances. Off from the living room the corridor lends itself to both double bedrooms and family bathroom. The main bedroom has the benefit of built in wardrobes and bedroom two has the access to the rear aspect conservatory providing plenty of space for dining or family time whilst granting access to the rear garden through French doors. The bathroom is a three piece shower room with washbasin and WC.

Facing the property there is ample off street parking via a single driveway leading upto a car port which grants access into the kitchen via a side door. To the rear there is a neatly kept garden with lush lawn and patio area. The rear garden as a whole is enclosed by fenced borders.





Total area: approx. 55.3 sq. metres (595.0 sq. feet)

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		88
(69-80) C	71	
(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		

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