



26 Main Street

| NG12 5AD | Guide Price £200,000 - £215,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE - £200,000 - £215,000\*\*
- Immaculately Presented
- Three Piece Bathroom
- Close By To Numerous Amenities
- EPC Rating - D
- Three Bedrooms
- Stylish Integrated Kitchen
- Three Storeys
- Excellent Transport Links
- Freehold - Council Tax Band - B







Royston and Lund are delighted to bring to the market this three bedroom mid terrace property located in the heart of Keyworth. Situated close by to numerous amenities such as local shops, pubs and being in in the catchment area for well regarded schools, this property would be a great fit for first time buyers or a growing family.

Interior accommodation comprises of a generous size dining room upon entry which has a large front aspect window flooding the room with natural light. Moving through the dining room you enter the open plan living room and kitchen diner, its a versatile space with integrated kitchen appliances such as a oven, gas hob and extractor fan, as well as a fridge freezer with further room to add freestanding appliances.

To the first floor there are two bedrooms. The main bedroom being an ample sized double, the second bedroom being a single that is currently being used as office. Both bedrooms share a immaculate three piece bathroom suite consisting of a bath with shower overhead along with a wash basin and WC.

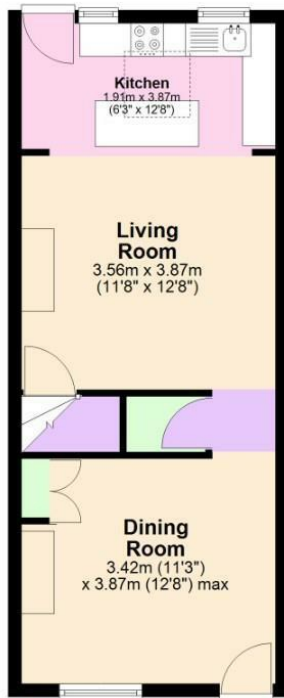
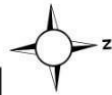
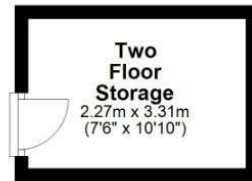
To the second floor there is a third generous sized double bedroom boasting of space, more than enough room to fit an ensuite, wardrobes or further office space.

To the rear of the property there is shared parking along with a seating area, perfect for the summer months being a south south westerly facing. The property also boats of a separate two storey bricked out house currently being used as storage.



## Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



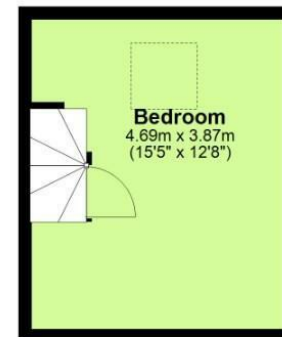
## First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



## Second Floor

Approx. 18.1 sq. metres (195.3 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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& LUND**