



37 Church Drive

| NG12 5FG | £265,000

ROYSTON
& LUND

- Two Double Bedrooms
- Opportunity To Put Your Own Stamp On Things
- Ample Off Street Parking
- Two Well Proportioned Double Bedrooms
- Freehold - Council Tax Band - C
- **NO CHAIN**
- Excellent Transport Links
- Space For Freestanding Appliances
- EPC Rating - TBC





Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located in Keyworth. Situated close by to numerous amenities such as being a stone's throw away from local shops, pubs and delis, not to mention having excellent transport links into West Bridgford and the City Centre via the Keyworth connection bus service. This property would be a great fit for buyers wanting to downsize.

Interior accommodation comprises of an entrance hall which leads you into the main reception rooms, two bedrooms, bathroom and WC. The living room is a generous size with rear aspect window flooding the room with natural light. The ample size kitchen has an extractor hood and splashback ready to be equipped with a freestanding oven and hob, with further room to add your own freestanding appliances, The kitchen furthermore grants access to the rear garden via a back door. Both bedrooms are well proportioned doubles positioned to the front aspect of the property and both share a separate shower room with wash basin and separate WC.

Facing the property there is a garden area to the front aspect and ample off street parking via a long tandem driveway leading to a single garage. To the rear of the property there is a garden area with lawn space and pathway leading to a patio area to the rear aspect. The garden is enclosed by fenced and bricked borders.



Total area: approx. 83.2 sq. metres (895.7 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		
(69-80) C		
(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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