



1 Plantation Road

Keyworth | NG12 5LG | £190,000

ROYSTON
& LUND

- Two Bedroom End Terrace
- Sliding Doors To The Rear Garden
- Generous Off Street Parking - Single Garage
- Excellent Transport Links
- EPC Rating - E
- Ideal For First Time Buyers
- Ample Storage Space Garden
- Close By To Numerous Amenities
- Viewing Recommended
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this two bedroom end terrace property, located in Keyworth Nottingham. Situated close by to numerous amenities from local shops, pubs and cafes. Not to mention excellent transport links via the Keyworth Connection Bus Service. This property would be an excellent fit for first time buyers or for those wanting to downsize.

Ground floor accommodation comprises a hallway upon entry which leads into the reception and stairs to the first floor. The living room is a generous size and features a gas fireplace and sliding patio doors leading to the rear garden. Off from the living room is the ample size kitchen which showcases base and wall units along with integrated appliances such as an oven, hob and extractor hood along with more than enough room to add further freestanding appliances. The kitchen also provides access to the driveway of the property.

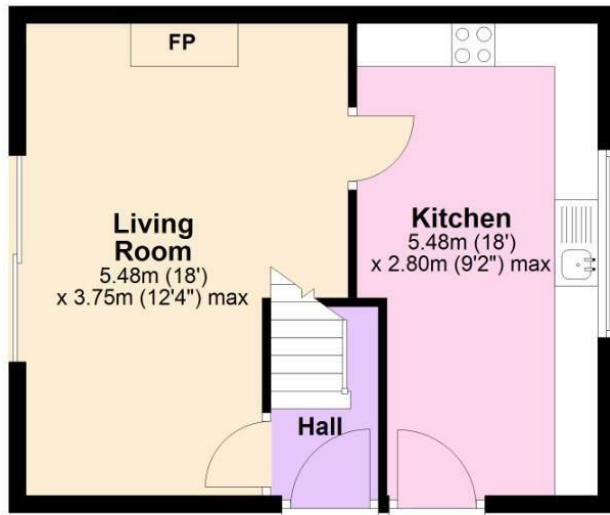
To the first floor there are two well proportioned double bedrooms. The master bedroom benefitting from over stair storage space. Both bedrooms share a three piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC. The landing provides further cupboard space.

Facing the property there is ample off street parking via a gated double tandem driveway leading to a single garage. The rear garden has a patio area to start off from the living room which leads onto lawn space which has further patio to the rear. The garden and driveway are enclosed with fenced borders.



Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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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