



37 Nottingham Road

Keyworth | NG12 5GS | £195,000

ROYSTON
& LUND

- Two Bedrooms
- Full Refurbished Throughout
- Walking Distance To Lots Of Amenities
- Period Features
- EPC Rating - C
- Mid Terrace
- NO CHAIN
- Excellent Transport Links
- Viewing Highly Recommended
- Freehold - Council Tax Band - A





****NO CHAIN****

Royston and Lund are delighted to bring to the market 'Ivy Cottage', this two-bedroom mid-terrace property located in the heart of Keyworth. Brought to the market following a full refurbishment and well positioned towards the top of the hill on Nottingham Road, all of Keyworth's amenities, from local shops to pubs and cafés, are within walking distance. This property would be a great fit for first-time buyers or even those wanting to downsize.

Upon entry, the ground floor accommodation begins in the living room, presenting a front-facing window that floods the room with natural light, pieced together with an electric log burner for those winter months. Off the living room is an inner hallway with stairs to the first floor, which leads nicely into the kitchen, boasting high-quality base and wall units housing built in oven, hob and extractor with space to add freestanding appliances. Off the kitchen is an additional rear porch, which grants access to the rear garden.

To the first floor, there are two well-proportioned bedrooms. The master bedroom is positioned to the front aspect, with an original fireplace and a window to the front elevation. The second bedroom has dual-aspect windows overlooking the rear garden and left-hand elevation. Both bedrooms share a three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is on-street parking along with a fenced and gated frontage, with a lawned garden leading to the front door.

To the rear, there is a patio area offering plenty of space for outdoor seating, along with a brick-built store for garden tools, etc. Beyond this is a lawned garden enclosed by fenced and hedged borders.





Total area: approx. 56.4 sq. metres (607.3 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		90
(69-80) C	69	
(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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