



49 Armstrong Road

Keyworth | NG12 5GJ | Offers In Excess Of £270,000

ROYSTON
& LUND

- Semi-Detached
- Separate Reception Room
- Downstairs W/C
- Close To Local Amenities
- EPC Rating B
- Two Double Bedrooms
- Open Plan Kitchen/Diner To The Rear
- Off Street Parking
- Freehold
- Council Tax Band B





Royston and Lund are delighted to market this well presented, recently built two bedroom semi-detached property in Keyworth. The property benefits from off street parking for two vehicles and is within close proximity of the local amenities.

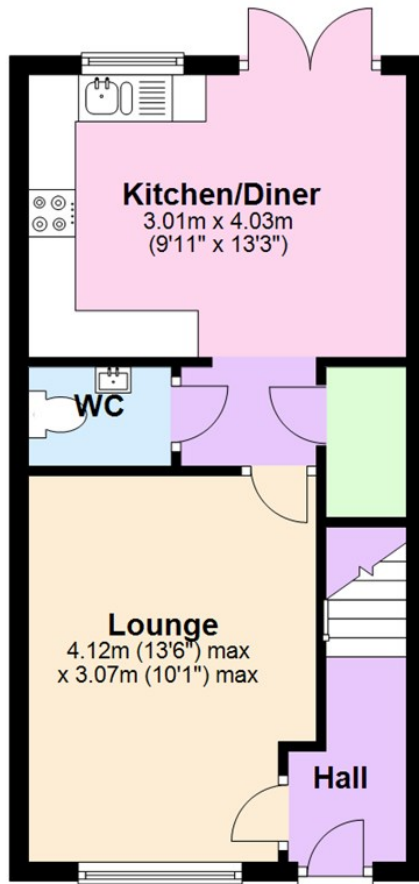
The Newton layout offers an entrance hallway with stairs leading to the first floor off which there is a door to a lounge at the front leading to an open plan kitchen/diner to the rear of the property with French doors opening to the rear garden plus a downstairs W/C and storage cupboard.

Upstairs there two double bedrooms and a separate three piece bathroom consisting of a bath with shower overhead, wash basin and WC.

To the front of the property is a small lawned garden with a driveway to the side providing off-street parking for multiple vehicles to park in tandem. To the rear of the property there is an enclosed south facing lawned garden with fenced boundaries.

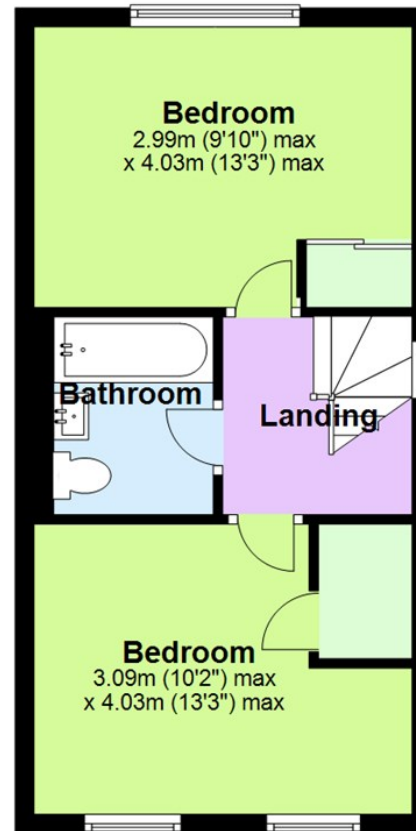
Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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		97
(81-91) B	84	
(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 (CO ₂) 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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