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& L

7 Hayes Road

Keyworth | NG12 5LJ | Guide Price £220,000

ROYSTON  
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- Three Bedrooms
- Kitchen Dining Room
- Off Street Parking
- Catchment Area For Well Regarded Schools
- EPC Rating: D
- Well Presented
- Double Aspect Living Room
- South Facing Garden
- Close to Numerous Amenities
- Council Tax Band: B





GUIDE PRICE £220,000-£230,000

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located Keyworth. Situated close by to numerous amenities such as local shops, pubs as well as being 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 living room with a front and rear aspect windows flooding the room with natural light. The high quality fitted kitchen is a great size with integrated eye level oven, hob and extractor fan along with dishwasher with room to fit further freestanding appliances. The kitchen diner has room for a freestanding dining table and is equipped with French doors which provide access to the rear garden.

To the first floor there are two well proportioned double bedrooms and a great size single with built in storage space which both share a modern fitted three piece shower room and separate WC. The first floor also benefits from additional storage space.

Facing the property there is ample off street parking due to a shared double tandem driveway. To the rear of the property there is an good size garden with patio and summer seating area to start, stepping up to a raised lawn, finishing off with a further patio area to the rear of the garden. A spacious shed mature flower beds complete this space. The rear garden south facing itself is enclosed by fenced and hedged borders.





EPC

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      |           |
| (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<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

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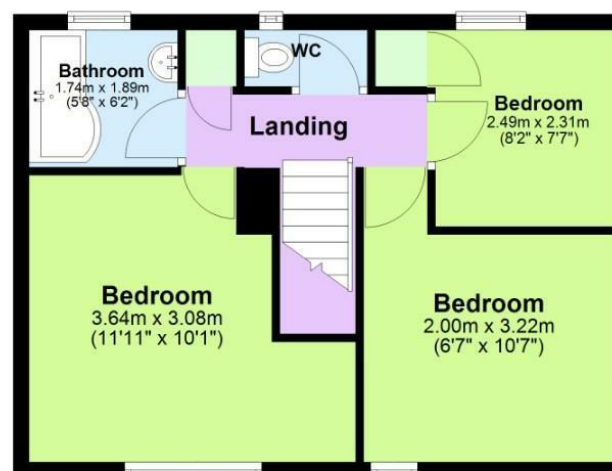
#### Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



#### First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 81.7 sq. metres (879.8 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.