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&L

2 Bishops Close

Keyworth | NG12 5LS | Asking Price £400,000

ROYSTON  
& LUND



- Detached Family Home
- Two reception rooms
- Front and Rear Gardens
- Four piece bathroom
- EPC Rating: C / Freehold
- Four Double Bedrooms
- Driveway and Double Garage
- Downstairs WC
- South Facing Garden
- Council Tax Band: E





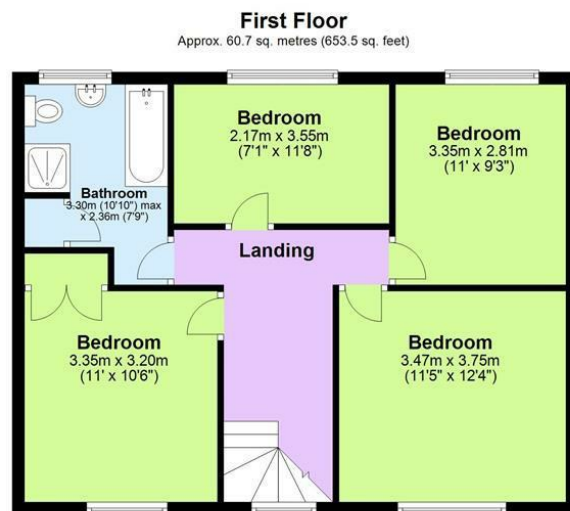
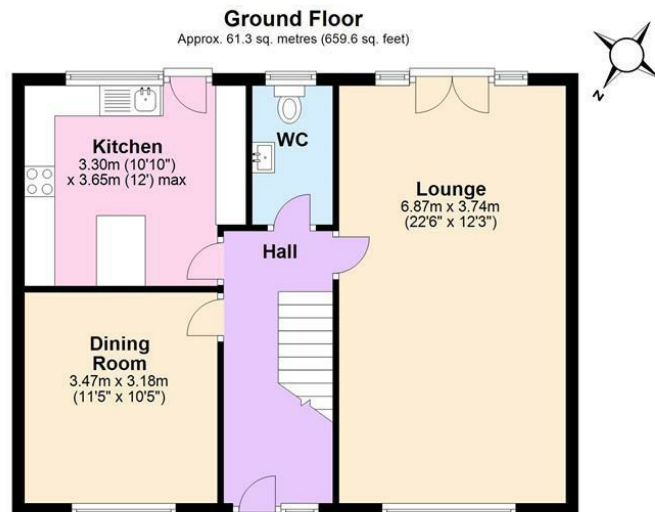
Royston and Lund are pleased to bring to the market this four double bedroom detached family home on a cul-de-sac situated in Keyworth. The property benefits from off street parking and a garage to the front and is located within close proximity of local amenities, as well as being within catchment area of good local schools.

Entering into the hallway that benefits from a downstairs WC, we have access into both reception rooms, kitchen and stairs to the first floor. The lounge runs the full length of the property and benefits from a feature fireplace, while there is a separate dining room and the kitchen benefits from a range of fully integrated appliances including a fridge/freezer, oven, gas hob, extractor fan, dishwasher and a washing machine. Upstairs there are four double bedrooms and a four piece family bathroom consisting of a bath, separate shower, WC and wash basin.

Towards the rear of the property there is a landscaped garden with a block paved patio that wraps around the lawn, mature shrubs, trees and access into a partially converted garage that has a garden room towards the rear.

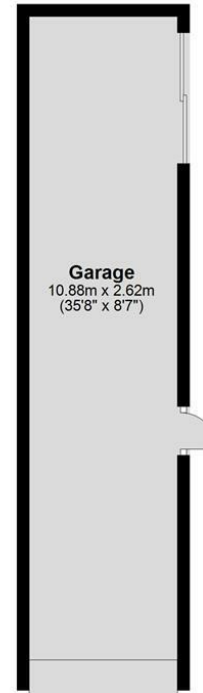






Total area: approx. 150.5 sq. metres (1620.0 sq. feet)

**Outbuilding**  
Approx. 28.5 sq. metres (306.8 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	85

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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& LUND**