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& L

26 Crossdale Drive

Keyworth | NG12 5HP | Guide Price £280,000

ROYSTON  
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- No Onward Chain
- Driveway and Single Garage
- Two Double Bedrooms
- Three Piece Bathroom
- Freehold
- Detached Bungalow
- Outside Store
- Generous Lounge/Diner
- EPC Rating TBC
- Council Tax Band D







**\*\*Guide Price £280,000-£290,000\*\*No  
Onward Chain!**

Royston and Lund are pleased to market this two double bedroom bungalow situated in Keyworth which benefits from off street parking and a single garage which is situated within close proximity of the local amenities including shops, dentists and health centre.

The accommodation comprises an entrance hallway with built-in storage, two double bedrooms with built in wardrobes, a spacious lounge/diner, kitchen breakfast room, a three piece bathroom consisting of a bath with shower overhead, WC and wash basin and conservatory in the rear garden.

The garden benefits from a paved patio area, lawn and path running the length of the garden. The single detached garage is located in the rear garden and there is an outside store room.





Total area: approx. 92.5 sq. metres (995.5 sq. feet)



**EPC**

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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		

**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		

**England & Wales**

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