



30 Ash Grove

Keyworth | NG12 5DH | Guide Price £325,000

ROYSTON
& LUND

- Detached
- Three Bedrooms
- Potential to Extend
- Cul-de-Sac Location
- EPC Rating: D
- Generous Corner Plot
- Integral Garage
- No Onward Chain
- Close to Local Amenities
- Council Tax Band: D





Guide Price £325,000-£335,000

Royston & Lund are delighted to market this detached, three bedroom bungalow set on a generous corner plot at the head of a cul-de-sac, offered to the market with no onward chain.

Whilst the property would benefit from cosmetic modernisation there is scope for further development/extension (subject to relevant permissions).

Internal accommodation comprises a front porch, welcoming entrance hallway, generous reception room, separate kitchen/breakfast room, three bedrooms and a separate shower room.

To the front of the property a driveway provides off-street parking with an integral single garage benefitting from an up-and-over door to the front and a pedestrian door to the rear. The remainder of the front garden is mainly laid to lawn bordered with a selection of shrubs and plants.

To the rear of the property is a far larger than average garden accessed via the kitchen/breakfast room, the second bedroom through French doors, through the garage or via a double side gate and is mainly laid to lawn wrapping around the property to the side with a selection of trees, shrubs and bushes.

Ash Gr is a quiet cul-de-sac conveniently located for easy access to a range of local amenities including the doctors, dentist, shops, pubs, schools and the leisure centre.

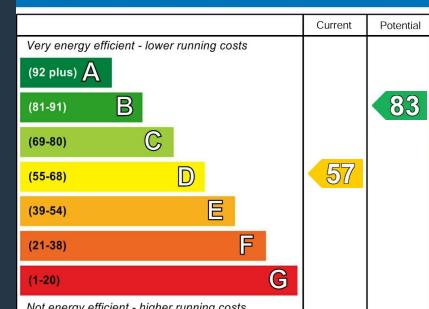
To arrange a viewing please call the Royston & Lund Keyworth on 0115 9811 888 opt. 2





EPC

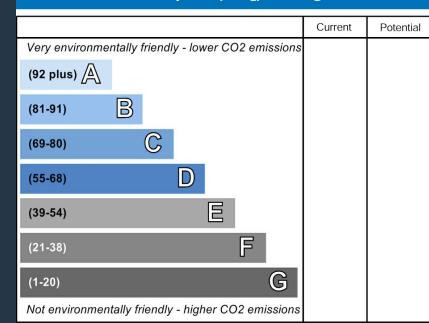
Energy Efficiency Rating



EU Directive 2002/91/EC

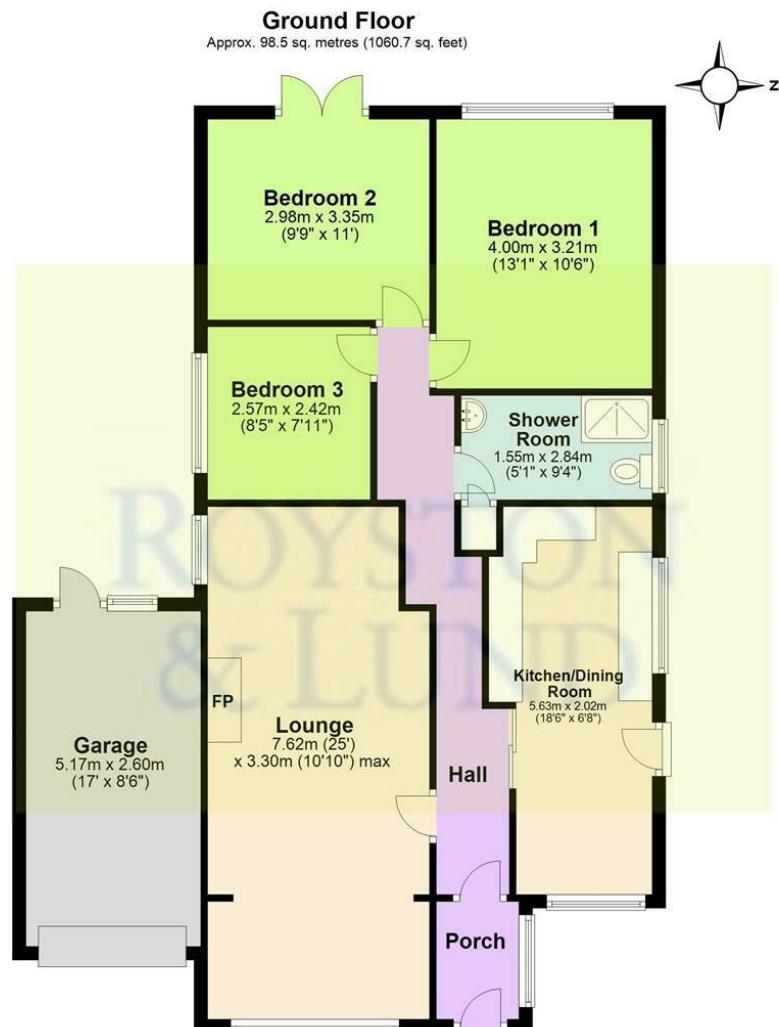
England & Wales

Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

England & Wales



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