



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).

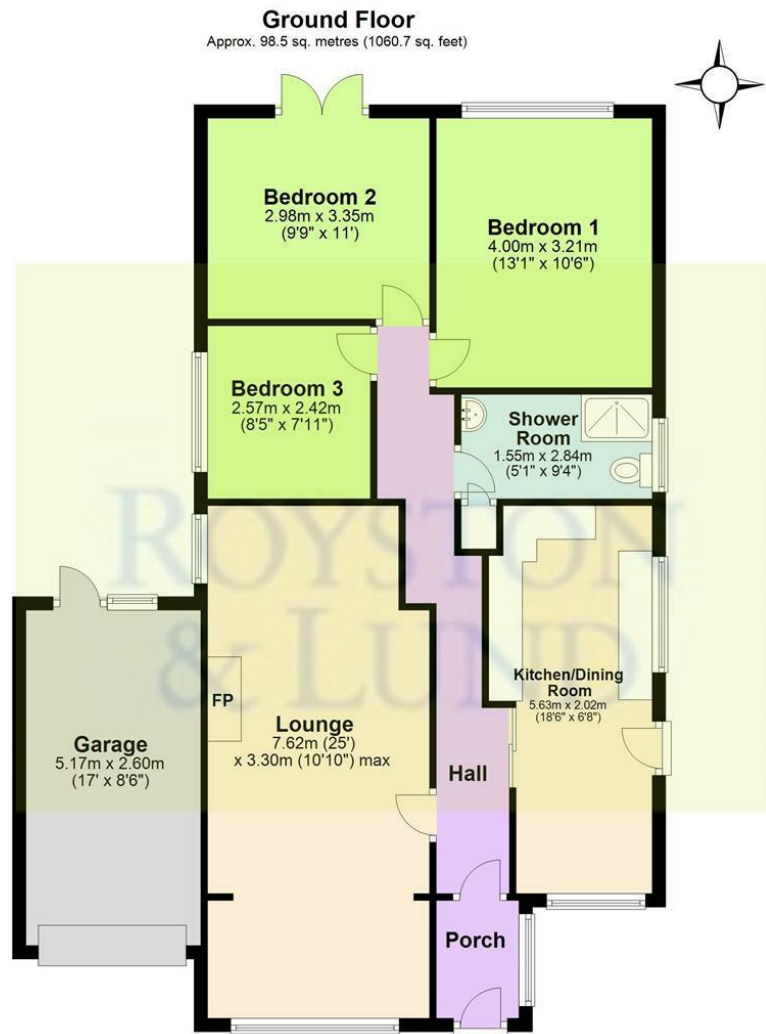
Internal accommodation comprises a front porch, welcoming entrance hallway, generous reception room, separate kitchen/breakfast room, three bedrooms and a separate shower room.

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



Total area: approx. 98.5 sq. metres (1060.7 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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