



2 Bennett Gardens

Keyworth | NG12 5NZ | £240,000

ROYSTON
& LUND

- Two Bedrooms
- Well Presented Throughout
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - B
- End Terrace
- Excellent Opportunity To Put Your Own Stamp On Things
- Integrated Kitchen Appliances
- Excellent Transport Links
- Freehold - Council Tax Band - B





****NO CHAIN****

****READY TO MOVE STRAIGHT IN****

Royston and Lund are delighted to bring to the market this two-bedroom end-of-terrace property located in Keyworth. Situated close to the numerous amenities that Keyworth has to offer, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This property would be a perfect fit for first-time buyers or a growing family.

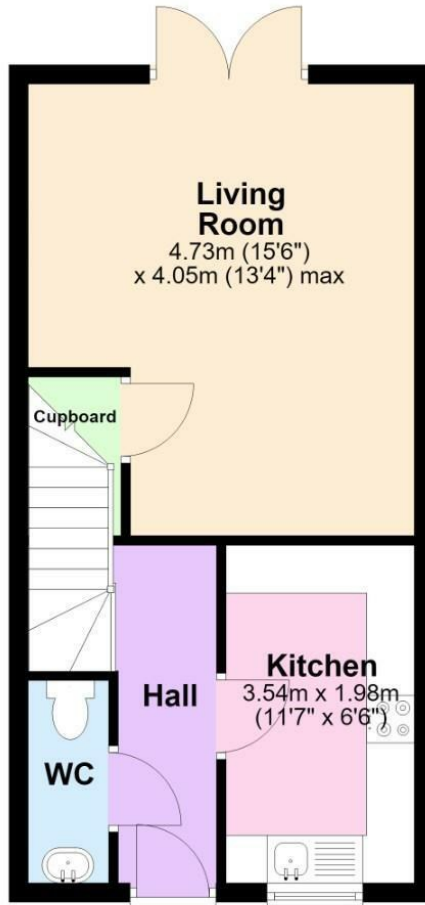
Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen, ground floor WC and stairs to the first floor. The living room is positioned to the rear aspect and boasts plenty of space for relaxation, family and friends, whilst granting access to the rear garden through French doors. The kitchen is an ample size and benefits from integrated appliances including an oven, hob and extractor, along with further space for additional freestanding white goods.

To the first floor there are two well-proportioned double bedrooms, with the principal bedroom benefitting from a built-in storage cupboard. Both bedrooms share a modern three-piece bathroom comprising a bath with a shower overhead, wash basin and WC.

To the front of the property there is ample off-street parking via a double tandem driveway, along with a lawn and planted bedding area to the right-hand side. To the rear there is an enclosed lawned garden with fenced boundaries.

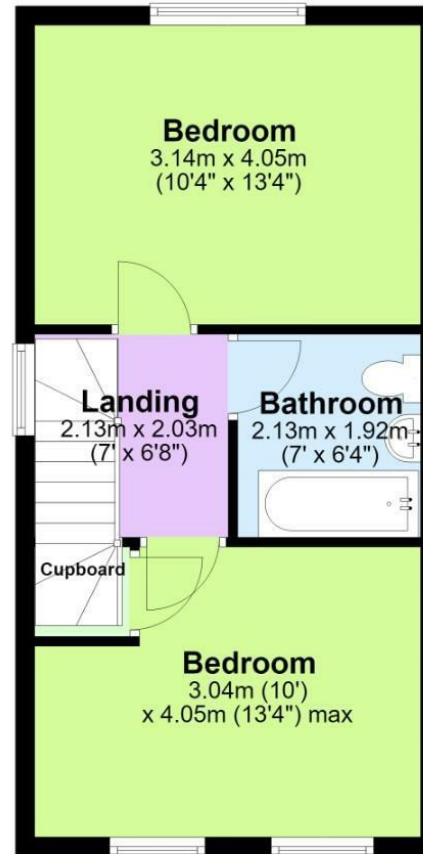
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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 ₂) 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		
England & Wales EU Directive 2002/91/EC		

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**ROYSTON
& LUND**