



31 Ashley Crescent

Keyworth | NG12 5GF | Asking Price £280,000

ROYSTON
& LUND

- Two Bedroom Semi-Detached
- Ample Off Street Parking
- Bay Fronted Lounge
- Close to Local Amenities
- EPC Rating D
- Generous Plot
- No Upward Chain
- Built in Storage Throughout
- Freehold
- Council Tax Band B





Royston and Lund are pleased to bring to the market this well appointed two bedroom semi-detached home tucked away down a quiet cul-de-sac in Keyworth. The property sits on a generous plot with off street parking to the front & side and a lovely private garden at the rear that fans out. Situated within easy reach of all of the local amenities within the village centre and with good access to the A52 & A42. Offered to the market with no onward chain.



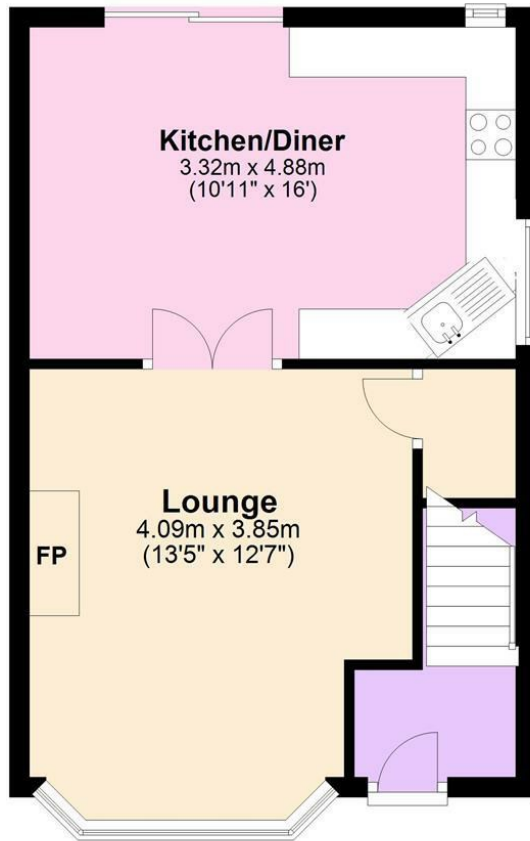
Entering into the hallway there is access to the lounge and stairs to the first floor. The lounge benefits from a feature fireplace, bay window and built in storage under the stairs, while also allowing access to the kitchen diner at the rear that benefits from an integrated oven, combi-microwave, hob and extractor fan.

To the first floor there are two bedrooms that both benefits from built in wardrobes along the full length of the rooms and there is a shower room consisting of a shower, WC and wash basin. To the front and side of the property there is off street parking for up to three vehicles and to the rear there is a patio that runs the width of the property, mature shrubs, trees, lawn and a shed.

The property offers scope to extend further to relevant permissions similar to neighbouring properties.

Ground Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(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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