



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.

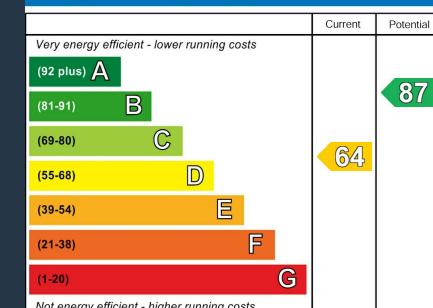
To the first floor there are two bedrooms that both benefit from built in wardrobes along the full length of the rooms and there is a shower room consisting of a shower, WC and wash basin. To the front and side of the property there is off street parking for up to three vehicles and to the rear there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



EPC

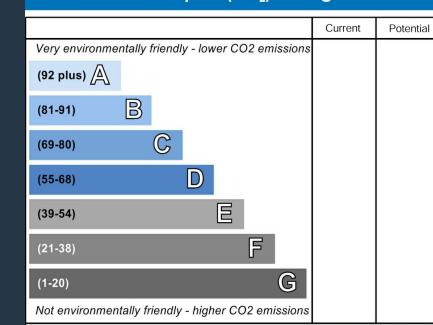
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

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)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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