



12 Elm Close

Keyworth | NG12 5AP | Asking Price £270,000

ROYSTON
& LUND

- Semi-Detached Bungalow
- Recently Renovated Throughout
- Close to Local Amenities
- Dormer Roof
- EPC Rating TBC
- Three Bedrooms
- Driveway and Garage
- Immaculately Presented
- Freehold
- Council Tax Band B



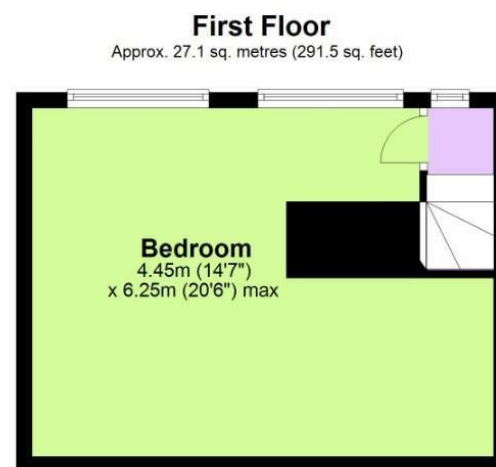
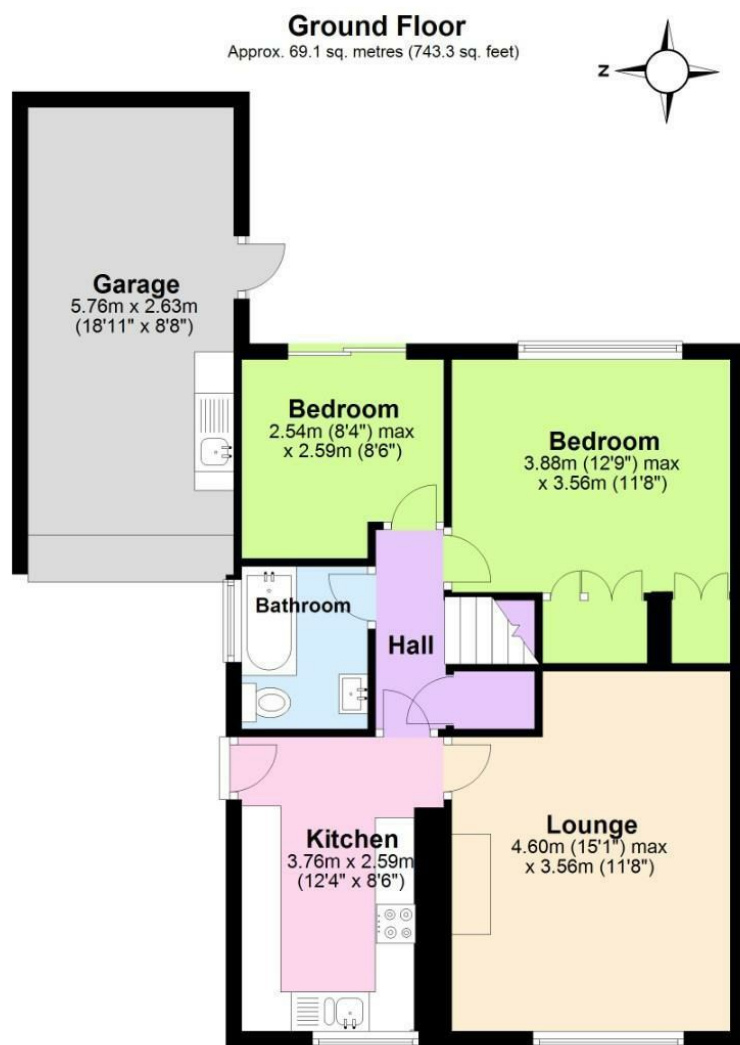


Royston and Lund are pleased to bring to the market this recently renovated semi-detached bungalow in the heart of Keyworth. The property has been developed to add a generous first floor bedroom and benefits from off street parking. Situated within easy walking distance of the local amenities within the centre of the village and with fantastic transport links for the A46 and A52.

In brief the property comprises a modern fully integrated kitchen, lounge with fireplace, two ground floor bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the first floor there is the main bedroom that benefits from a dressing area.

Towards the rear of the property there is a landscaped garden with a raised patio and a lawn with fenced boundaries. From the patio there is access into the rear of the garage that houses a utility area with a further sink unit and plumbing for a washing machine.





Total area: approx. 96.1 sq. metres (1034.7 sq. feet)



EPC

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

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.

**ROYSTON
& LUND**