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8 Beech Avenue

Keyworth | NG12 5DD | Asking Price £275,000

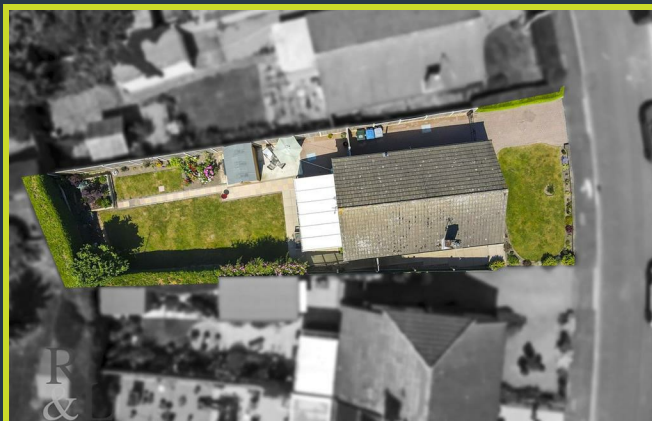
ROYSTON  
& LUND



- Detached Bungalow
- South/West Rear Garden
- Close To Local Amenities
- Modern Kitchen with Breakfast Bar
- EPC Rating D
- Two Double Bedrooms
- Off Street Parking
- Well Presented Throughout
- Freehold
- Council Tax Band C





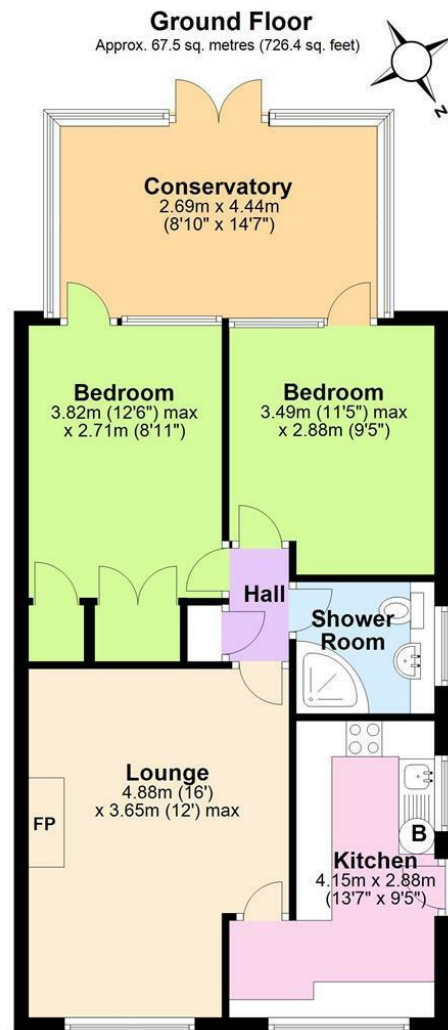


Royston and Lund are pleased to bring to market this beautifully presented two double bedroom detached bungalow in Keyworth with off street parking. Located within easy reach of the local amenities in the village centre and close to the local bus stop.

In brief the property comprises a lounge, modern kitchen with breakfast bar and an integrated oven, hob and extractor fan with space for a free standing washer. From the lounge there is access to an inner hall that has built in storage and access to the loft, there is a shower room and two well proportioned double bedrooms that both have access into the conservatory. The main bedroom that is currently used as a dining room benefits from built in storage.

Towards the front of the property there is a walled garden with a driveway that leads down the side with secure gated access. To the rear there is a landscaped garden with a lawn, mature shrubs and fenced & hedged boundaries.





Total area: approx. 67.5 sq. metres (726.4 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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