



22 Elm Close

Keyworth | NG12 5AP | £252,500

ROYSTON
& LUND

- Two Bedroom Semi Detached Chalet Style Bungalow
- Ample Off Street Parking
- Lots Of Storage Space
- Quiet Cul De Sac Location
- EPC Rating - C
- Beautiful Landscaped Garden
- Well Presented Throughout
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





Royston & Lund are delighted to market this semi-detached chalet style bungalow located on a quiet cul de sac in close proximity to a range of local amenities such as local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the city centre and the surrounding villages. This property would be the perfect purchase for first time buyer and for those wanting to downsize.

The property offers fantastic potential for further development and extension with the potential to convert the existing loft space.

The accommodation is immaculately presented throughout and comprises an entrance hall, separate kitchen, reception room, downstairs bedroom with fitted wardrobe, second bedroom/dining room and shower room to the ground floor with a master bedroom with fitted wardrobes and a large loft space to the first floor.

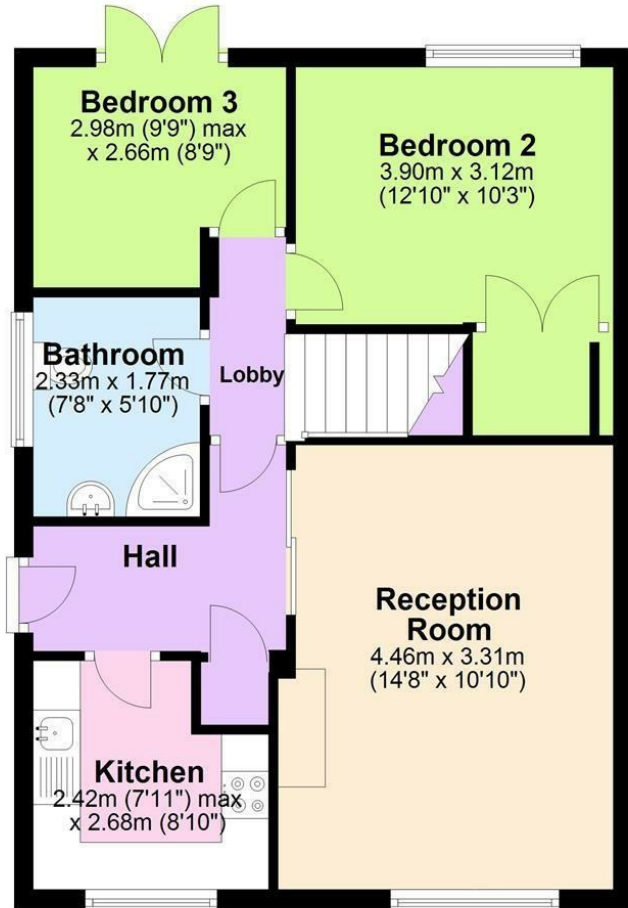
To the front of a property is a low maintenance garden with the potential to create a driveway (subject to relevant permissions) with an enclosed, low maintenance, south facing rear garden benefitting from a patio area to creating a perfect area for summer seating stepping up to a further patio area leading to a lush lawn with a gate to the rear aspect granting access to the adjacent side of Elm Close.

The property further benefits from a single garage.



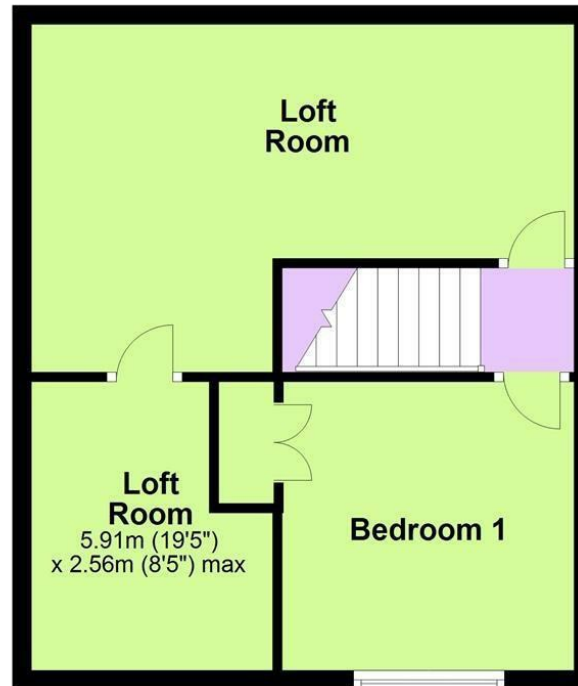
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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