



25 Croft Road

Keyworth | NG12 5LB | £220,000

ROYSTON  
& LUND

- End Terraced House
- Living Room With French Doors To The Rear Garden
- Driveway With Carport
- Modern Shower Room & Seperate W.C.
- Council Tax Band - B
- Three Generous Sized Bedrooms
- Kitchen And Breakfast Room
- Low Maintenance Front And Rear Gardens
- Close By To Numerous Amenities
- EPC Rating - C





Royston & Lund are pleased to offer this well-presented three bedroom end terraced house to the market! The property is situated in an ideal location of Keyworth and is a short walk away from excellent amenities.

Entering the property, you are greeted with an initial hallway which houses the stairs to the first floor at the heart of the property. Following through, the living room is a generous size with a front aspect window flooding the room with natural light. As well as a sliding door towards the rear, whilst it also floods the room with light it provides access to the patio area. Flowing from the living room is the kitchen, which includes a range of base and wall units, incorporating an eye level oven and gas hob, with space and plumbing for a washing machine. There is an abundance of space for dining room furniture and a side door gives access to the car port.

Heading to the first floor, the principle bedroom is equipped with built in wardrobes and the second bedroom houses its own cupboard. All bedrooms have generous sizes and are complemented by a freshly modernised shower room and a separate WC. Finally, on the landing there is a handy airing cupboard which houses the boiler.

To the front of the property, there is a lawned area with hedging and a driveway to the side which leads to the carport. The enclosed rear garden, is accessed via a side gate and is mainly laid to lawn with a large patio area.

Keyworth has a huge amount to offer, with a number of shops, multiple primary schools, pubs, doctors, dentist, leisure centre as well as many more local businesses. There is regular public transport as the bus route travels from Keyworth to Nottingham City Centre via West Bridgford. Additionally, there is easy access to major road networks such as A46 and M1.





### Ground Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 79.5 sq. metres (856.2 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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