

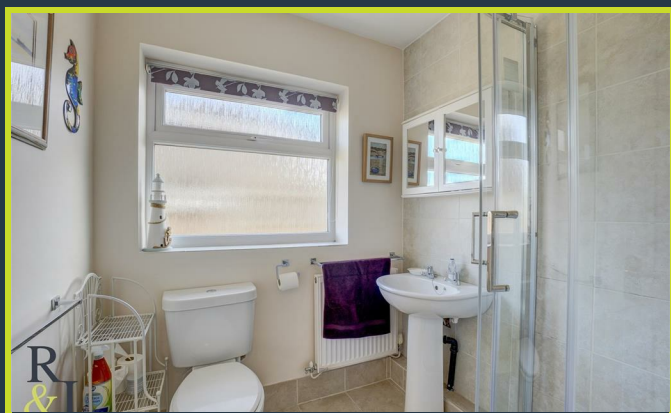


45 Beech Avenue

Keyworth | NG12 5DE | Asking Price £239,950

ROYSTON
& LUND

- Semi-detached bungalow
- Driveway
- Close to local amenities
- Built in wardrobes to both bedrooms
- EPC rating D
- Two bedrooms
- Front & rear gardens
- Well presented throughout
- Freehold
- Council tax band B





Royston and Lund are pleased to bring to the market this well presented two bedroom semi-detached bungalow in Keyworth. The property is beautifully presented throughout and benefits from off street parking, as well as only being a short distance from the local amenities.

In brief the property comprises a lounge/diner, fitted kitchen, two double bedrooms with built in storage, a shower room and a lovely garden room to the rear. At the front of the property there is a small landscaped garden with a driveway and secure gated access down the side. To the rear there is a raised decking, lawn and fenced boundaries.





Total area: approx. 68.3 sq. metres (735.7 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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