

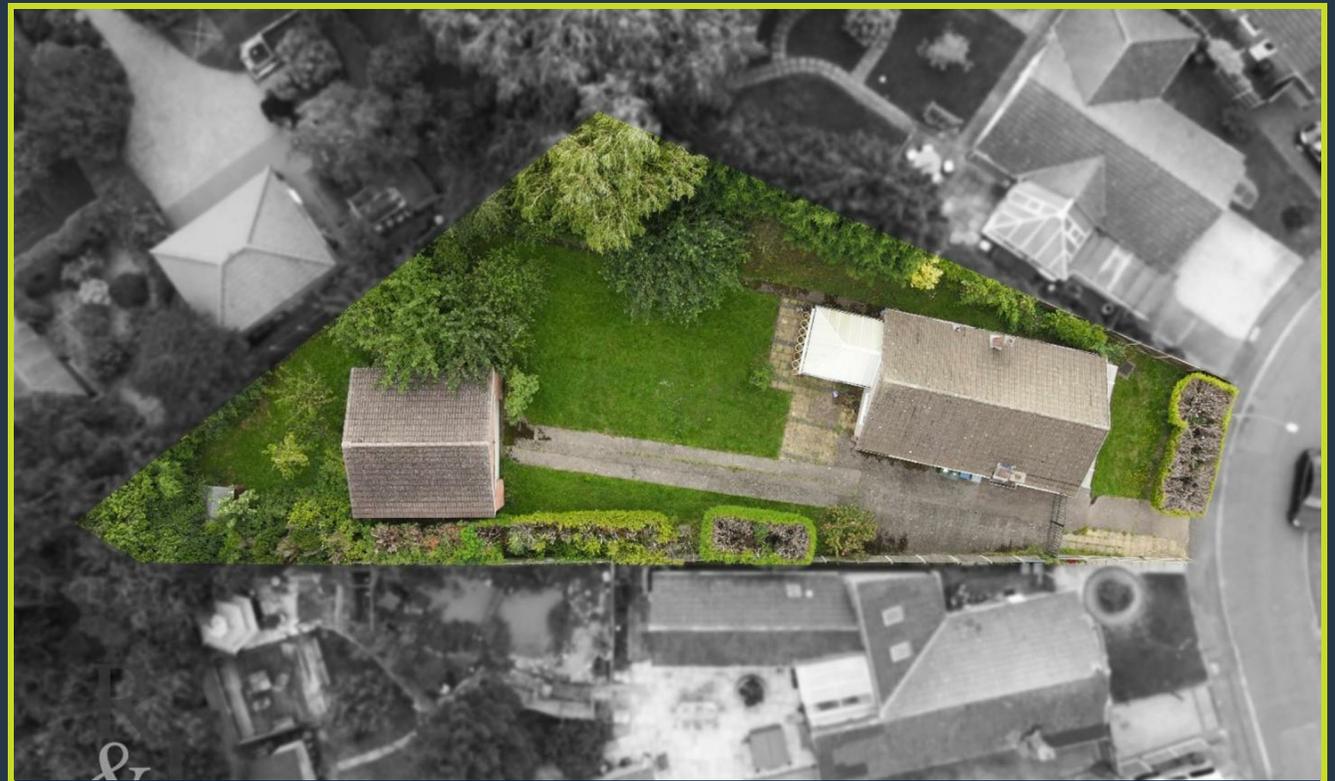


3 Ash Grove

Keyworth | NG12 5DH | Offers Over £425,000

ROYSTON
& LUND

- Detached Bungalow
- Large Outbuilding w/potential for change of use
- Development Opportunity
- Close To Local Amenities
- EPC Rating D
- Three Bedrooms
- No Upward Chain
- Large Plot
- Freehold
- Council Tax Band D





Royston and Lund are pleased to bring to the market this well appointed three bedroom detached bungalow set on a particularly large plot with potential for further development. The property benefits from a large outbuilding (measuring in excess of 7m x 7m) offering ample scope for conversion to a separate dwelling (subject to relevant permissions). Located within easy reach of local amenities and with good access to the A46.



Entering through the porch and into the hallway that benefits from a cloaks cupboard, there is access into the lounge and the kitchen. The lounge benefits from dual aspect windows and allows access to the inner hallway where there is access to all three bedrooms and the bathroom that consists of a bath with shower overhead, WC and wash basin. From the main bedroom there is also access to a large conservatory at the rear.

Towards the front there is a lawned garden and a double gated driveway that leads down the side of the property towards the rear where there is a generous lawned garden, a large orchard with several fruit trees. and access to the large outbuilding which has the potential for a multitude of uses.

Ground Floor
Approx. 96.4 sq. metres (1038.0 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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 (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		

England & Wales EU Directive 2002/91/EC

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