



54 Beech Avenue

Keyworth | NG12 5DJ | Asking Price £220,000

ROYSTON
& LUND

- Semi-detached bungalow
- Off street parking
- No upward chain
- Potential to add value
- EPC rating D
- Two double bedrooms
- Garden to the rear
- Close to local amenities
- Freehold
- Council tax band B



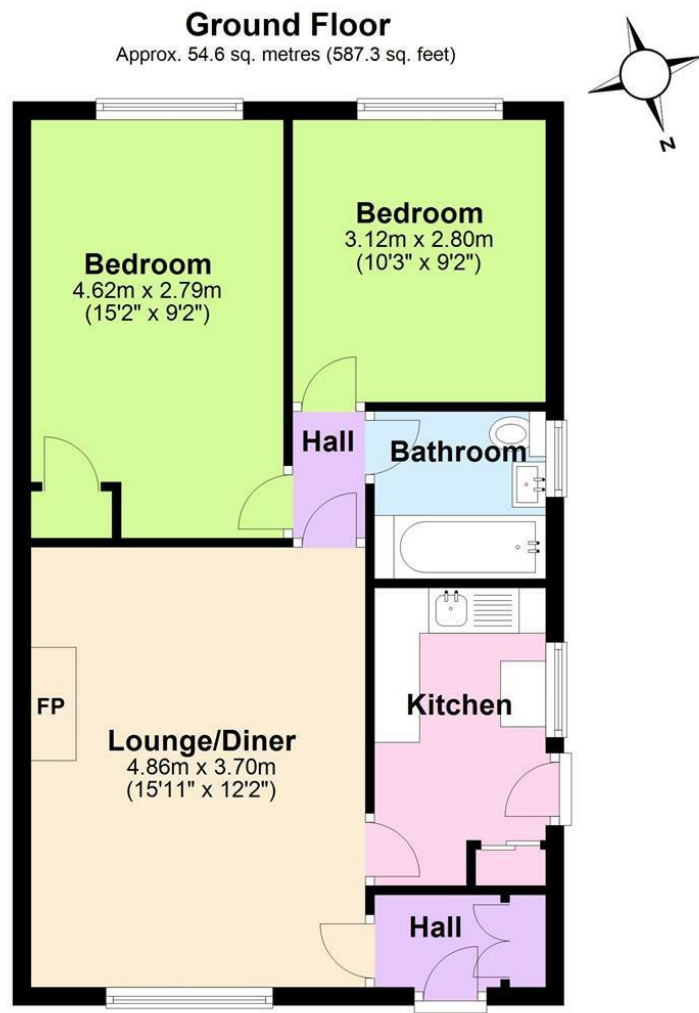


Royston and Lund are pleased to market this two double bedroom semi-detached bungalow in Keyworth. The property benefits from off street parking and is sold with no upward chain.



The property briefly comprises an entrance hall, lounge/diner, kitchen, rear hall, two bedrooms and a three piece bathroom consisting of a bath with shower over, WC and wash basin.

Towards the rear of the property there is an enclosed garden with mature shrubs, trees and laid to lawn.



Total area: approx. 54.6 sq. metres (587.3 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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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