



7 Bishops Close

Keyworth | NG12 5LS | Asking Price £375,000

ROYSTON  
& LUND



- Detached family home
- Two reception rooms
- Four piece bathroom
- Situated on a cul-de-sac
- EPC rating: C
- Four bedrooms
- Downstairs WC
- Driveway and garage
- Freehold
- Council tax band E







Royston and Lund are pleased to market this four bedroom detached family home situated on a quiet cul-de-sac in on the outskirts of the village of Keyworth. The property benefits from a driveway and a garage and sits within easy reach of local amenities nearby.

The ground floor accommodation comprises a welcoming entrance hallway off which there is a downstairs w/c, full length dual aspect reception room/diner with feature fireplace, a second reception room and a separate kitchen with integrated oven, hob and extractor fan.

To the first floor there are four well proportioned double bedrooms and a separate four piece bathroom consisting of a bath, shower, WC and wash basin.

To the front there is a driveway down the right hand side that leads to a garage with the remainder laid to plum slate offering further parking if required. To the rear there is a landscaped garden that is laid to lawn with a patio area and a water feature. To the rear of the garden beyond the hedge boundary is a strip of land that all residents have access to.

To arrange your viewing please call the Keyworth office on 0115 9811 888 opt. 2



## EPC

### Energy Efficiency Rating

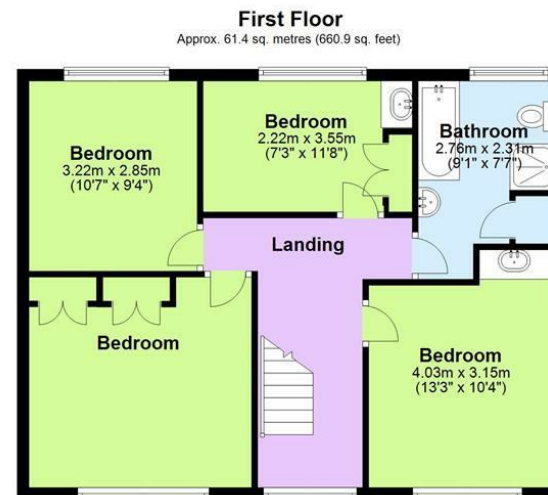
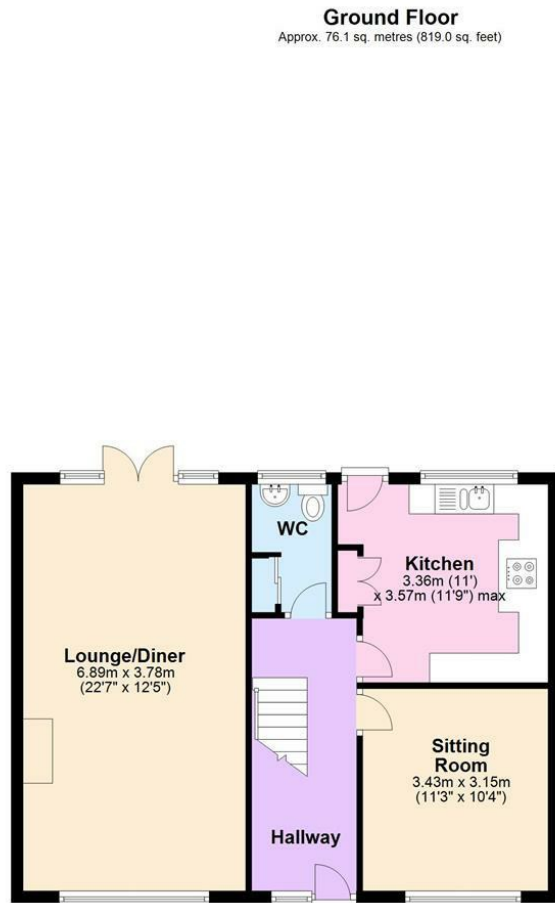
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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		

England & Wales EU Directive 2002/91/EC



Total area: approx. 137.5 sq. metres (1479.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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