



R
&L

31 Nottingham Road

Keyworth | NG12 5GS | Per Month £1,000 Per Month

ROYSTON
& LUND

- 2 Bedroom End of Terrace Cottage
- Sort after Location
- Modern Fitted Kitchen With Space For White Goods
- 2 Car Driveway
- AVAILABLE - IMMEDIATELY !!
- Beautifully Presented Throughout
- Local Amenities on the Doorstep
- Large Easy to Maintain Garden with Storage
- Benefits From - Full Double Gazing and Gas Central Heating
- EPC - D / Council Tax Band A





Royston and Lund are delighted to bring to the market a well presented, 2 bedroom end of terrace cottage property, situated on Nottingham Road in the sort after vibrant village of Keyworth.

The property is located within walking distance to the local amenities including, shops, schools, sports facilities, a health care centre, hairdressers, dentist and coffee shop. Public transport offers a regular time timetable into West Bridgford, Nottingham City Centre and surrounding villages.

The property briefly consists of -

Downstairs -

A Living / dining room to the front, with modern hard-wearing flooring and an original fireplace (now capped) Leading into a modern kitchen with ample units, a built in oven and electric hob with space for a free standing fridge freezer and plumbing in place for a dishwasher and washing machine. This continues into a passageway with storage for coats and shoes which opens up into the rear garden.

Upstairs -

There are two good sized bedrooms' A modern bathroom with shower over the bath and glass shower screen.

To the front of the property is a low maintenance garden with a 2 car driveway.

To the rear is an established but easy to maintain large garden with includes storage.

The property full modern double glazing and gas fired central heating.

EPC rating - D / Council tax band - A

****THE PROPERTY IS AVAILABLE IMMEDIATELY****

Rent - £1000 pcm

Security deposit - £1153

Holding deposit - £230 (refundable)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(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		

England & Wales

EU Directive
2002/91/EC



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ROYSTON & LUND