



14 Kenny Avenue

| NG11 7HH | Guide Price £305,000 - £310,000

ROYSTON
& LUND

- **GUIDE PRICE £305,000 ■ Three Bedrooms
- £315,000**
- **NO CHAIN**
- Downstairs WC
- Ensuite
- EPC Rating - C
- Ample Off Street Parking
- Built In Wardrobes
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





****GUIDE PRICE £305,000 - £315,000****

NO CHAIN

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Wilford. Situated close by to numerous amenities such as being a short drive from highly sought after schools, pubs and restaurants on Central Avenue, not to mention Wilford Tram stop allowing easy access to the city centre.

Interior accommodation comprises of a generous size living room with French doors that lead to the rear garden. The kitchen is an ample size with integrated kitchen appliances such as an oven, hob and extractor fan, with more than enough room for freestanding appliances. The ground floor also boasts a downstairs WC and under stair storage.

To the first floor there are three well proportioned bedrooms. The main bedroom being a double and benefits from built in wardrobes and an en suite shower room. Bedroom two also benefits from built in wardrobes. Bedroom three is a good size single. All bedrooms have access to a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via single driveway leading up to a large single garage which furthermore allows access into the rear garden. The rear garden is low maintenance with a patio area to start leading onto a lawn area which is enclosed by fenced borders.





Total area: approx. 98.2 sq. metres (1057.1 sq. feet)



EPC

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

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.

**ROYSTON
& LUND**