



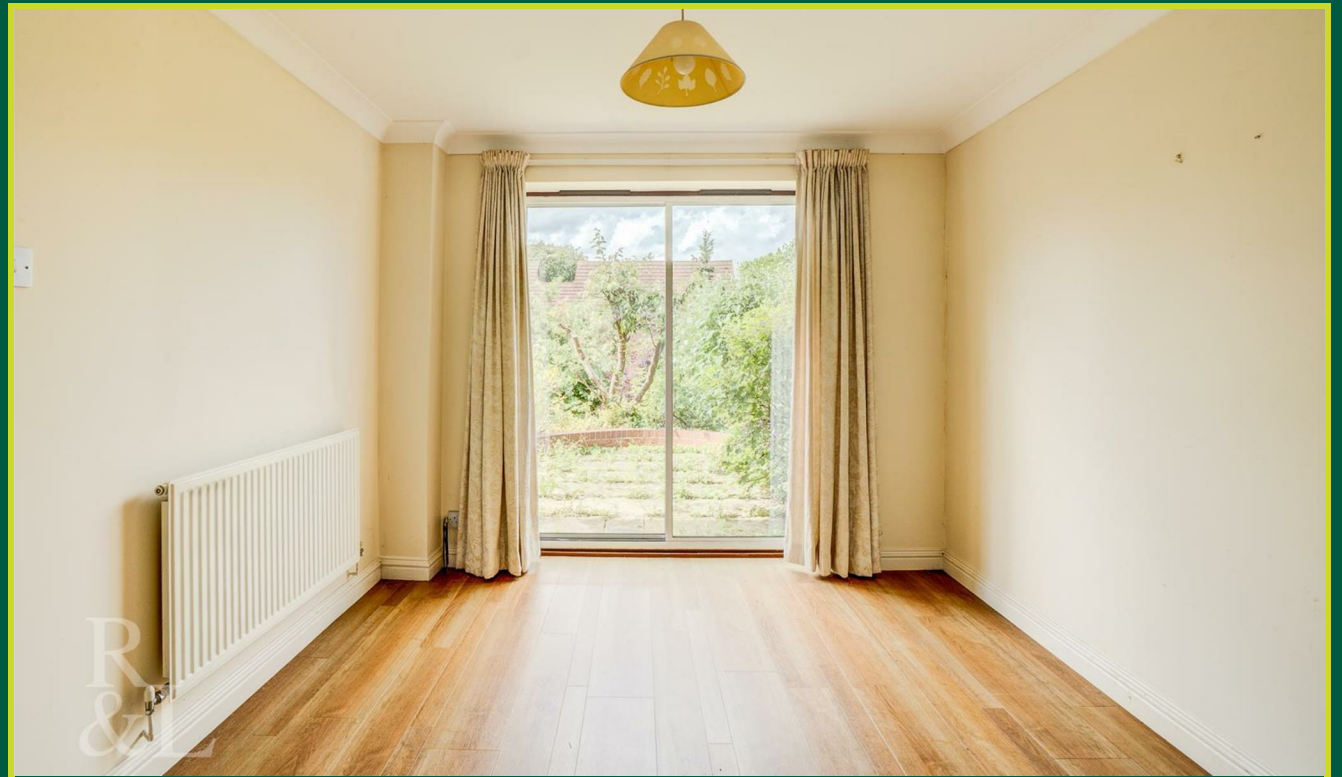
7 Keswick Close

Gamston | NG2 6PF | Offers In Excess Of £425,000

ROYSTON  
& LUND



- Four Bedroom Detached Family Property
- Excellent Opportunity For Investors
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - D
- \*\*In Need Of Refurbishment\*\*
- Ground Floor WC
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Freehold - Council Tax Band - E







**\*\*IN NEED OF REFURBISHMENT\*\***

A well-appointed four-bedroom detached property located in the ever-desirable area of Gamston. Situated close to numerous amenities and just a short drive from West Bridgford's Central Avenue, where there are a variety of local shops, pubs, and restaurants. Not to mention being within the catchment area for well-regarded schools and benefiting from excellent transport links. This property would be a great fit for a growing family or investors.

In brief, the ground floor accommodation comprises an entrance hall leading to the main reception room, kitchen, downstairs WC, and staircase to the first floor. The living room benefits from a front-aspect bay window and gas fireplace, along with French doors opening onto the rear garden. The dining room is ample in size and provides access to the rear garden via sliding doors. The kitchen features a range of base and wall units with more than enough space for freestanding appliances. Off the kitchen is a utility room featuring a further door to the rear garden and access to the integral single garage.

To the first floor, there are four well-proportioned double bedrooms. The principal bedroom, along with bedrooms two and three, benefits from built-in wardrobes. All bedrooms share a three-piece family bathroom, while the principal bedroom also enjoys its own en-suite shower room.

To the front of the property, there is ample off-street parking, with a driveway and single garage leading to the front door. To the rear, there is a patio area and tiered garden featuring mature shrubs, pathways, and a garden shed. The rear garden as a whole is enclosed by fenced boundaries.





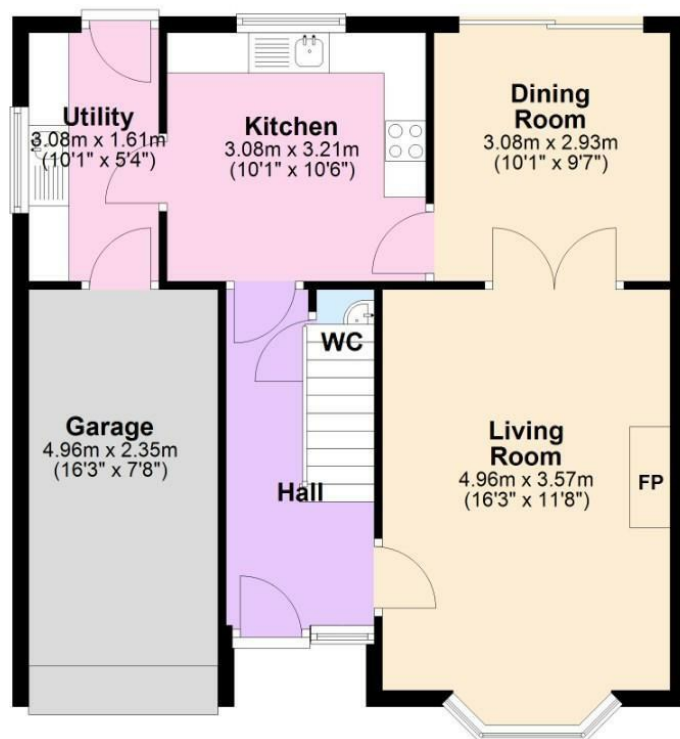


EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

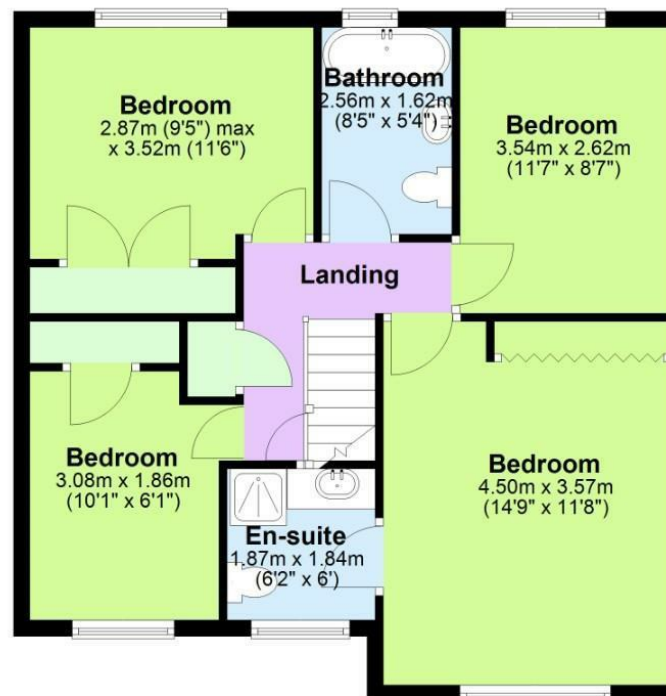
## Ground Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



## First Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 124.4 sq. metres (1339.5 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.

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