



17 Willow Close

| DE12 7NB | Guide Price £160,000

ROYSTON
& LUND

- Guide Price £160,000 - £170,000
- Ample Size Living Room
- Traditional Kitchen
- South-East Facing Garden
- EPC Rating -C
- Two Bedroom Terrace
- Conservatory Space
- Main Bedroom Fitted Wardrobes
- Designated Parking
- Freehold - Council Tax Band - A





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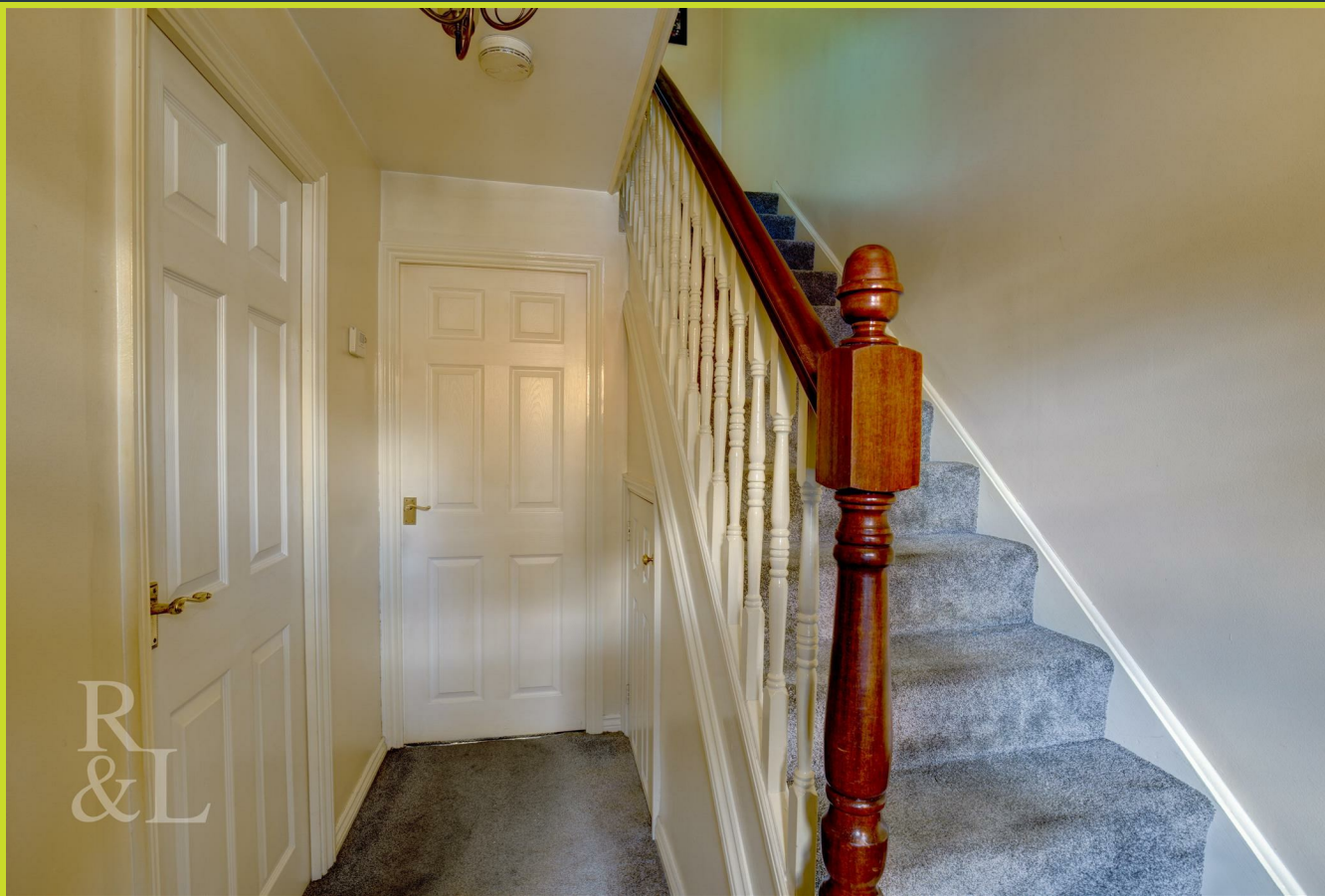
This two-bedroom terraced home is ideal for first-time buyers, downsizers, or investors seeking comfort, practicality, and a touch of character in a well-connected location.

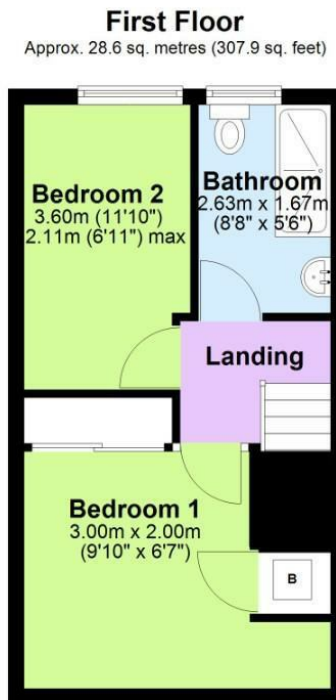
Inside, you're welcomed by an ample-sized living room, offering a cosy yet spacious setting for relaxing or entertaining. Coming through to the rear, a conservatory extends the living space, creating a bright and flexible area that can be used as a dining room, home office, or additional sitting room, perfect for enjoying the garden views year-round. A kitchenette which is situated at the front of the home and has a range of fitted base and wall units with worktops over with a window overlooking the front elevation.

Upstairs, the main bedroom features fitted wardrobes, maximising storage while keeping the space neat and uncluttered. The second bedroom is ideal as a guest room, child's room, or even a dedicated home office.

Outside, the south-east facing garden is designed for enjoyment and low maintenance, with a decking area that's perfect for morning coffee, alfresco dining, or simply unwinding in the sun. The home also benefits from designated parking, adding convenience to everyday living.

With a warm, welcoming feel and thoughtful layout, this property offers a wonderful opportunity to step onto the ladder or settle into a well-maintained home with all the essentials in place.





Total area: approx. 66.6 sq. metres (716.4 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		90
(81-91) B		
(69-80) C	72	
(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		

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