



101 Spring Avenue

| LE65 2RL | Offers In The Region Of £250,000

ROYSTON
& LUND

- Offers in the Region of £250,000
- Three Bedrooms
- Downstairs WC
- Close By To Numerous Amenities
- Well Presented
- NO UPWARD CHAIN
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Catchment Area For Well Regarded Schools
- Freehold /Council Tax Band - B /EPC Rating - B





Offers in the Region of £250,000
No Upward Chain

Interior accommodation comprises of a generous size living room with a large front aspect window flooding the room with natural light, which leads through into the ample size kitchen dining room with integrated appliances such as an oven, hob and extractor fan as well as a built in eye level microwave. The kitchen dining room also boasts of rear aspect French doors granting access to the rear garden. The ground floor further benefits from under stair storage and a downstairs WC.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two being double and the third is an over stair single. All bedrooms share a modern high quality fitted four piece bathroom consisting of a separate bath and shower, along with a wash basin and WC.

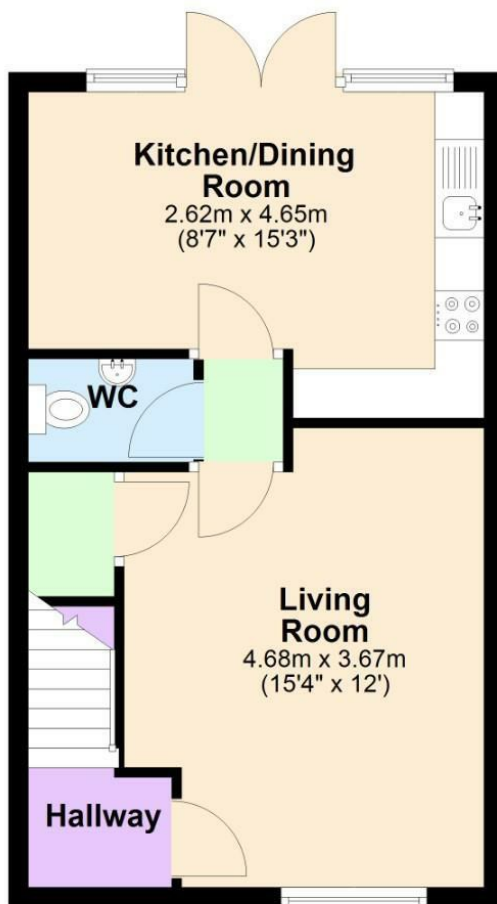
Facing the property there is ample off street parking for two vehicles. To the rear of the property there is a patioed and lawned garden providing seating areas for those summer months. The rear garden is enclosed by fenced borders.

Service Charge approx. £220 per annum

*Furniture Can Be Sold for Separate Negotiations *

Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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