



R
&L

6 Cobalt Lane

Newhall | DE11 0FW | Guide Price £190,000

ROYSTON
& LUND

- GUIDE PRICE
£190,000-£200,000
- Two Bedrooms
- Garden
- Fully Fitted Kitchen
- EPC B // Council Tax B
- Semi Detached Home
- Turn Key Condition
- Parking For Two Cars
- Contemporary Feel
- Freehold





GUIDE PRICE £190,000-£200,000

This two bedroom semi detached Avant home is in absolute turn key condition and on purchase had some additional upgrades! ! You have two parking spaces to the front of the home.

On entering the front entrance door it leads you into a fully fitted kitchen with a range of stylish base and wall units with worktops over. It has built in appliances including oven & hob and fridge freezer. In addition there is a convenient ground floor cloakroom with low level wc and hand wash basin.

Open plan to the lounge which sits to the rear of the home with Bifold doors to the fenced rear garden.

Upstairs you have two double bedroom one having a beautiful floor to ceiling fitted wardrobe. Also on this floor is the family bathroom with has a three piece suite consisting of bath, hand wash basin and wc, it also benefits from a window to the rear.

All the flooring is good quality and barely used, its a totally blank canvas for a buyer to add their style.

This home will not be on the market for long so call now to arrange you own personal tour.

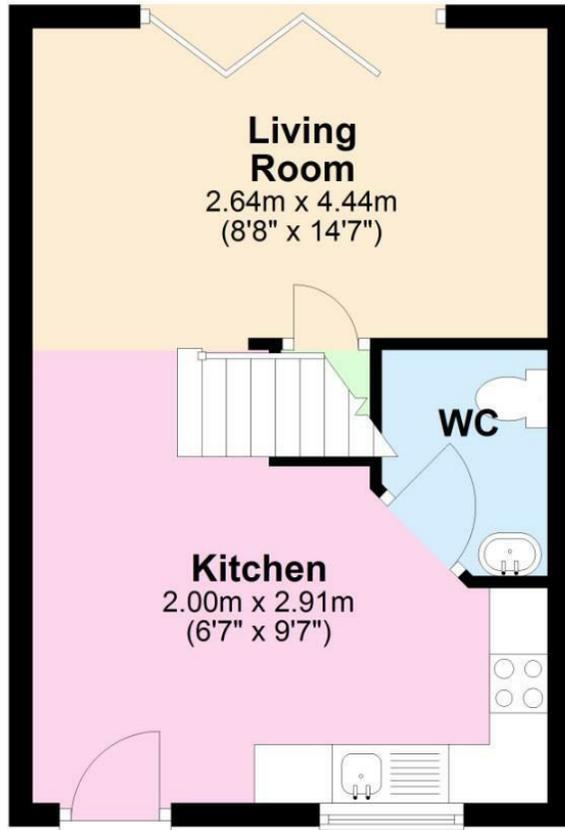
For More Information; https://reports.sprift.com/property-report/?access_report_id=5100068

**** Annual Service Charge Applies ****



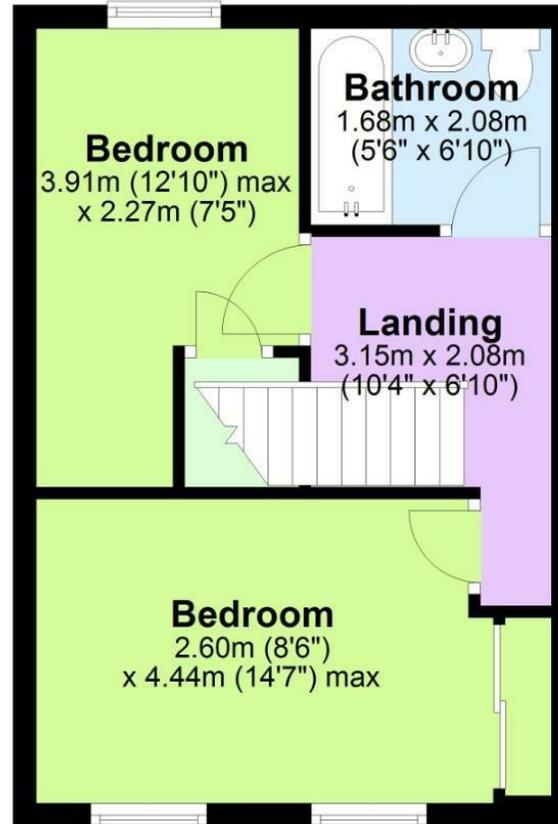
Ground Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 58.7 sq. metres (631.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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**