



19 Davenport Way

| DE11 7BH | Guide Price £220,000

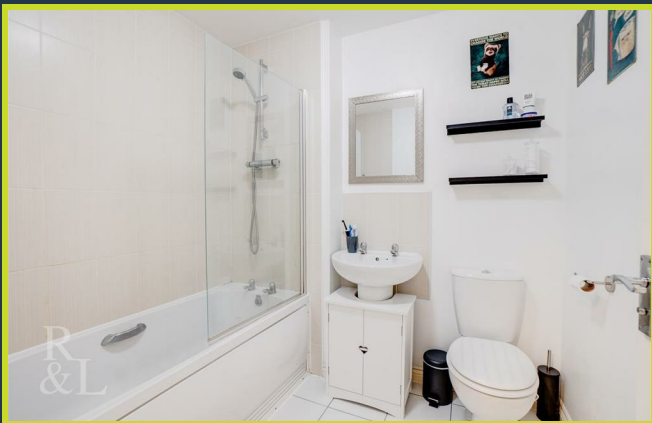
ROYSTON  
& LUND



- Guide Price £220,000 to £230,000
- En suite to the Principle Bedroom, Family Bathroom and Downstairs WC
- Fitted Kitchen with an Integrated Oven & Hob
- Close to National Forest Walks
- Council Tax Band B
- 3 Bedroom; 3 Storey, Terraced Home in Sought After Location
- Lounge with Patio Doors to the Garden
- Enclosed Rear Garden
- EPC Rating C
- Freehold







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Nestled in the village of Woodville, Davenport Way presents an excellent opportunity to acquire a modern mid-terrace house. The property is thoughtfully arranged over three storeys, providing ample space for comfortable living.

Upon entering the property, you are welcomed into a hallway. The well-appointed kitchen diner features contemporary fittings with built in appliances including an oven and hob with ample room for dining, making it an ideal space for family meals. Entering into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Double patio door open into an enclosed garden.

The property boasts three generously sized bedrooms, ensuring that there is plenty of room for family or guests. The principal bedroom is located on the top floor and comes complete with an en suite bathroom, providing a private retreat. In addition to the en suite, there is a further family bathroom and a convenient downstairs WC.

The garden is mainly laid to lawn and offers privacy. Parking can be found at the rear of the property with a dedicated space and additional guest parking.

Davenport Way is not only a comfortable family home but also benefits from its proximity to local amenities and transport links, making it an ideal choice for those seeking local convenience. This property is perfect for families or professionals looking for a spacious and stylish home in a desirable location.



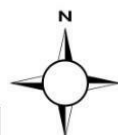
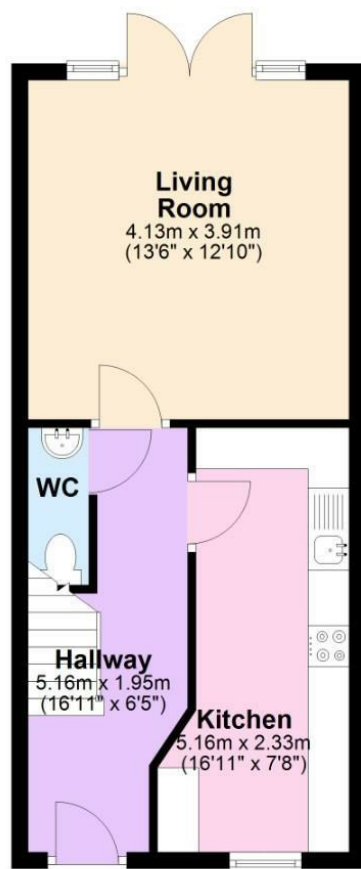


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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 <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		

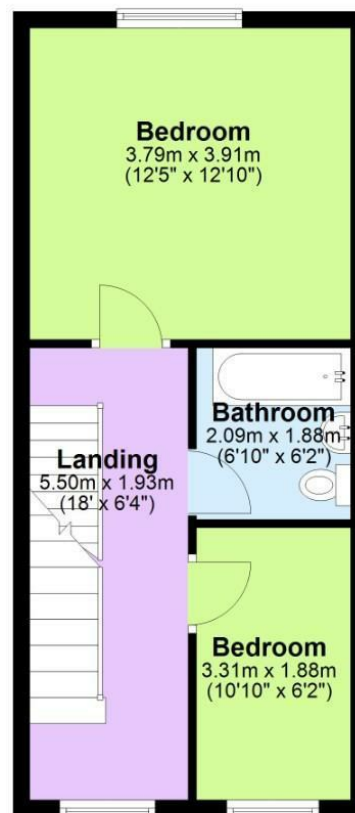
## Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## Second Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 106.1 sq. metres (1142.0 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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