



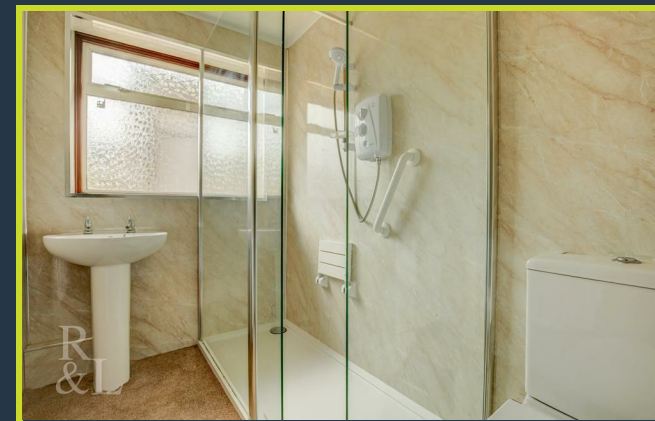
97 Winchester Drive

Midway | DE11 7LT | Guide Price £200,000

ROYSTON  
& LUND



- Guide price £190,000 to £200,000
- Ground Floor Bathroom
- Ideal for Modernisation
- Detached Garage and Private Driveway
- EPC Rating - C
- Three Bedroom Semi-Detached Home
- Living Room with Fireplace
- Good Sized Garden Area
- Freehold
- Council Tax Rating - B







Guide price £190,000 to £200,000

Royston & Lund are delighted to present this well-proportioned three-bedroom semi-detached home in a popular residential area with numerous local amenities, this property features both a generous front garden and an abundant rear garden.

Inside, the home boasts a sufficiently sized living room and fireplace. The heart of the home is the traditional kitchen/diner. The ground floor bathroom is conveniently located. this property offers potential for modernisation or extension and for a buyer to put their personal stamp on the property.

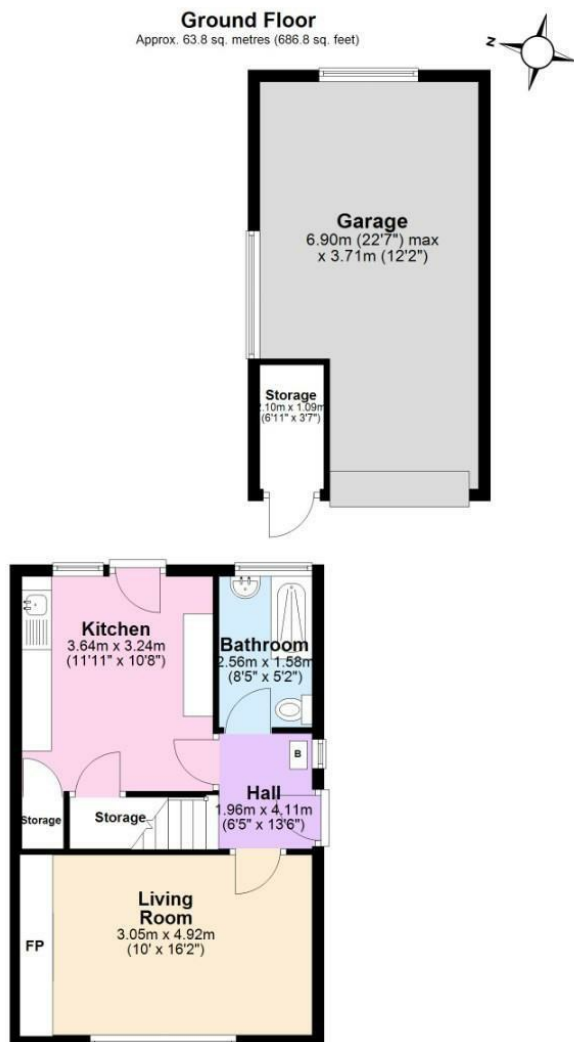
On the first floor there are three bedrooms, a good sized double and two further good sized bedrooms.

Outside the rear garden is of a good size. There is detached garage and private driveway offer secure off-road parking and additional storage options.

This is a fantastic opportunity to secure a traditional family home with significant outdoor space for potential investors to extend on with excellent local connections for supermarkets, schools, and restaurants, early viewing is recommended to fully appreciate the space and potential this home has to offer.



**Ground Floor**  
Approx. 63.8 sq. metres (686.8 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)



**EPC**

**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 72      | 86        |

**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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales**

EU Directive  
2002/91/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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