



80 Bosworth Road

Measham | DE12 7LQ | Guide Price £190,000

ROYSTON
& LUND

- Guide Price £190,000 to £200,000
- Three Storey
- Well-Lit Dining Room
- Kitchen with Gas Hob/Oven
- Freehold Property
- Three Bedroom End-of-Terrace
- Extensive Garden
- Living Room with Fireplace
- Off-Road Parking Available
- Council Tax Band - A /EPC Rating - E





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This three-storey, three-bedroom end-of-terrace property offers well-balanced accommodation throughout. The ground floor begins with a dining room featuring a walk-in bay window, which flows seamlessly into the living room with a fireplace as its focal point. To the rear is a connecting kitchen fitted with a gas hob, grill and oven, along with side access leading out to an extensively large garden. The garden enjoys patio paving, a lawned area and various storage spaces positioned toward the bottom of the plot, making it ideal for both entertaining and practical use.

The first floor comprises two ample bedrooms, one of which benefits from fitted wardrobes, while the bathroom is located to the rear and includes a shower over the bath. Occupying the second floor is a well-proportioned third bedroom, enhanced by a vaulted ceiling with multiple skylights that create a bright and airy feel.

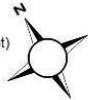
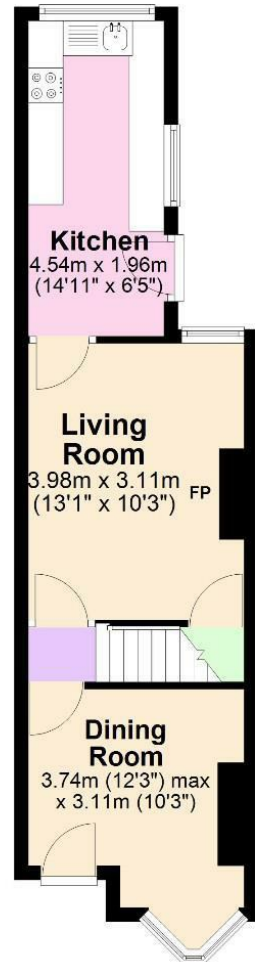
The property is conveniently located for local amenities, with nearby shops, supermarkets and public transport links providing easy access into the city centre. A selection of schools are also within reach, including St Charles' Catholic Pre-school and St Charles R C Primary School just around the corner.

For more information - https://reports.sprift.com/property-report/?access_report_id=4953696



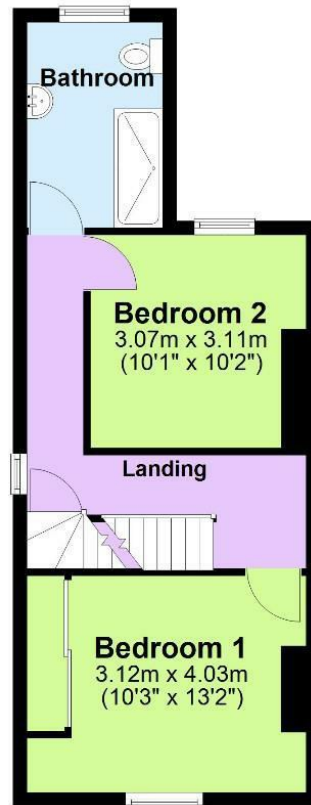
Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)

First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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