



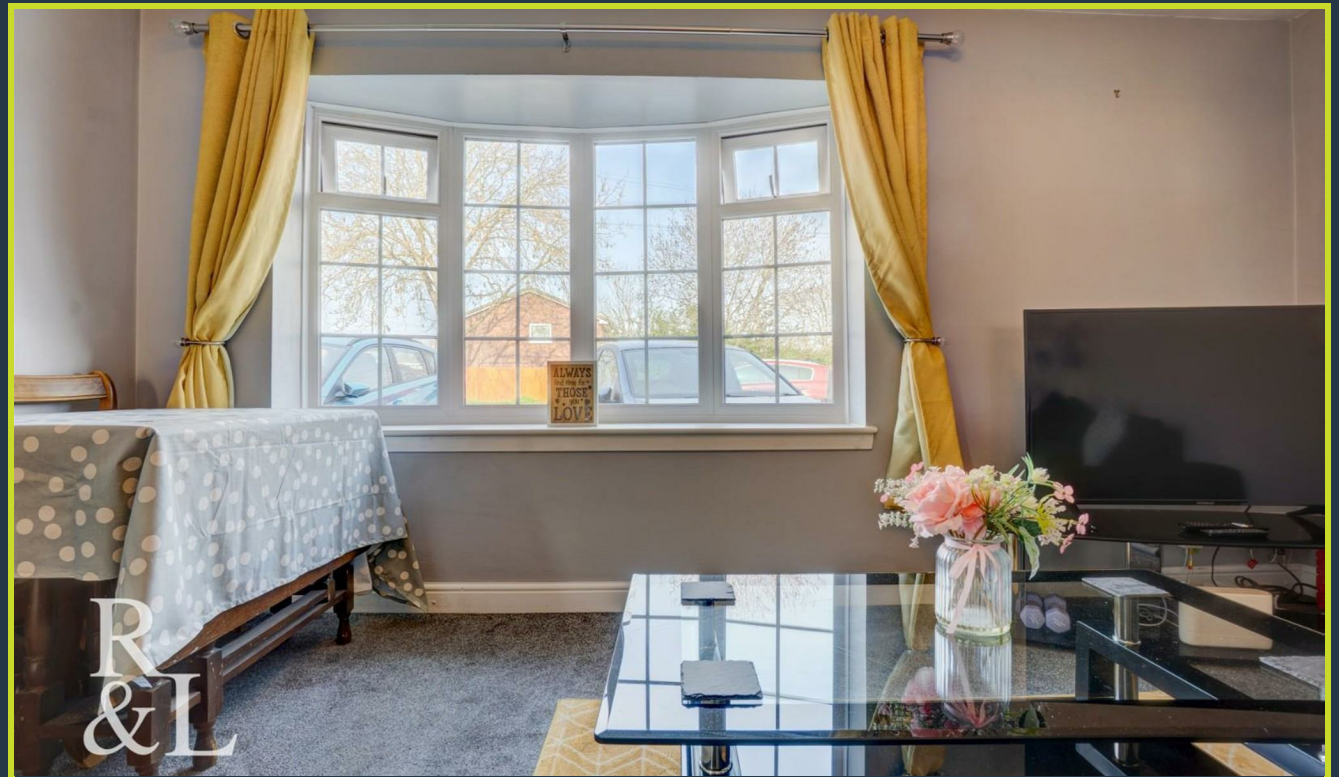
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&L

136 Meadow Lane

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

ROYSTON  
& LUND

- Guide Price £190,000 - £200,000
- Lounge
- Two Double Bedrooms
- Driveway
- Council Tax B
- Three Bedroom Semi Detached
- Conservatory with Double Patio Doors
- Rear Garden with Decking Area
- EPC C
- Freehold





PRICE GUIDE £190,000-£200,000

This three bedroom semi detached home sits in a residential area in Newhall. Located within easy reach of local amenities and offered in good condition, this property would make a lovely home for a first time buyer.

The home has a side entrance door which leads to an inner hallway with doors to the lounge which sits to the front of the home and kitchen which sits to the rear, plus the addition of a good sized conservatory with double patio doors to the garden. The kitchen is fully fitted with a range of base and wall units with work tops over, there is ample room for dining.

Upstairs you have three bedrooms, two of which are good sized doubles, the third a single all rooms are tastefully decorated. The three piece family bathroom completes.

To the front there is an area for off road parking and a side gate leading to the rear garden currently offering an area of decking further low maintenance area for entertaining.

Call now to book your own personal tour.

For More Information;

[https://reports.sprift.com/property-report/?access\\_report\\_id=5039474](https://reports.sprift.com/property-report/?access_report_id=5039474)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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		

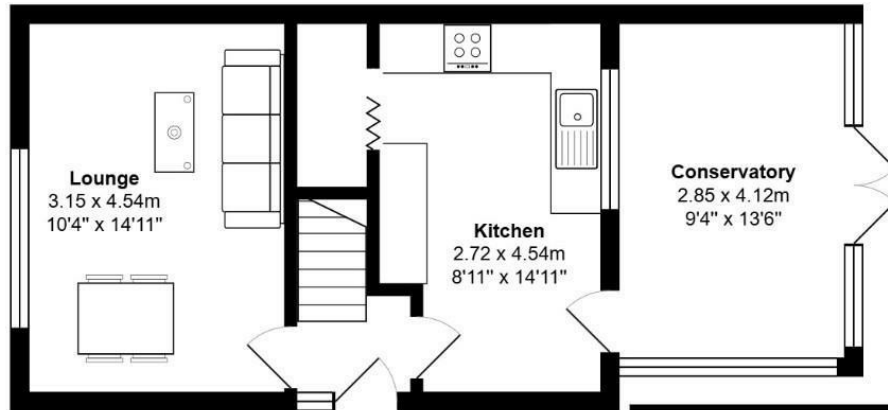
**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

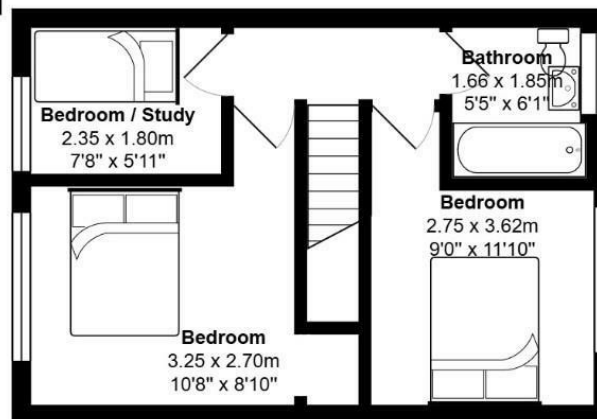
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

Ground floor: 44.4 m<sup>2</sup> ... 478 ft<sup>2</sup>



First floor: 32.1 m<sup>2</sup> ... 346 ft<sup>2</sup>



Total Area: 76.5 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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**