



12 Audens Way

Midway | DE11 0HQ | Guide Price £210,000 - £220,000

ROYSTON  
& LUND



- Guide Price £190,000 - £200,000
- Three Bedroom Detached
- Generous Living Room Size
- Conservatory
- Traditional Kitchen
- Ground Floor WC
- Investor Opportunity
- Local Amenities & Wildlife
- EPC Rating - D
- Freehold - Council Tax Band - B







\*\*\*Guide Price £190,000 to £200,000\*\*\*

Royston and Lund are delighted to present this three-bedroom detached property offers generous living space and exciting potential for investors or homebuyers looking to add their own touch.

The home welcomes you into a small hallway, leading off is a spacious living room, which flows seamlessly into a bright and airy conservatory—a perfect additional space for dining, relaxing, or enjoying garden views year-round.

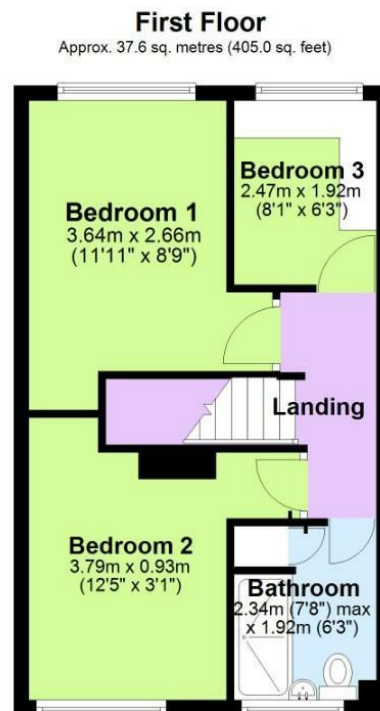
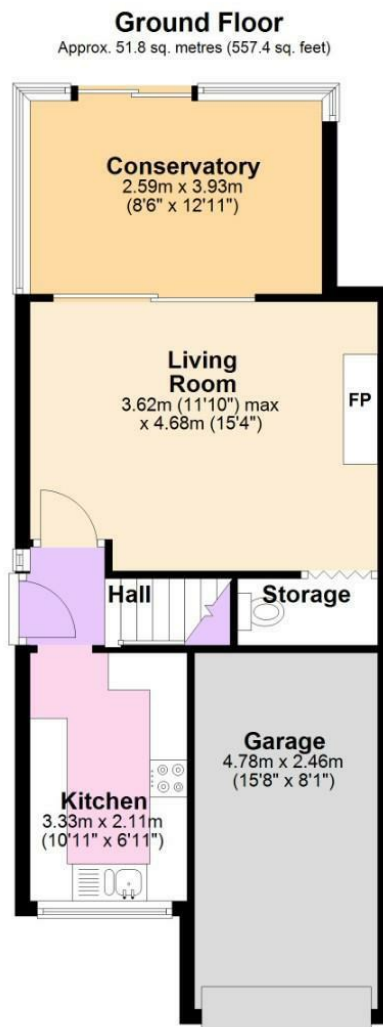
The traditional kitchen provides a solid foundation for modernization. A convenient ground floor WC adds practicality, while the attached garage offers additional storage, workspace, or conversion potential.

Upstairs, the property features three bedrooms and a family bathroom.

Outside, the home benefits from a private garden and is situated close to abundant green spaces, walking routes, and nature.

With its solid structure, sought-after location, and scope for improvement, this property presents a fantastic opportunity for investors, renovators, or anyone seeking a home with room to grow.





Total area: approx. 89.4 sq. metres (962.4 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		
	62	84

**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**

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& LUND**