



3 Swartling Drive

| DE11 7PE | 40% Shared ownership £95,000

ROYSTON
& LUND

- Asking Price £95,000 - 40% Share Ownership
- Family Bathroom & Downstairs WC
- Lounge with Double Patio Doors to the Rear
- Parking for Two Vehicles
- EPC Rating B
- Three Bedroom Semi-Detached Home
- Kitchen/Diner
- South West Facing Garden
- Council Tax Band
- Leasehold; 40% Shared Ownership with East Midland Housing - Monthly Rental Payable





Asking Price £95,000 - 40% Share Ownership

Royston & Lund are delighted to bring to the market a 40% shared ownership in a three-bedroom semi-detached property in a tucked away cul-de-sac in Woodville adjacent to woods and park walks.

Entering the property into a bright hallway with stairs to the first floor and downstairs WC. The dual aspect kitchen/diner to left and is a good size; fitted with a range of wall and floor units with built in appliance including an oven and hob. There is also a large storage cupboard. The lounge is also dual aspect with double patio doors to the garden.

The first-floor spacious landing gives access to the three bedroom, the main being a good-sized double with windows to the front and rear, there is a further double bedroom and a larger than average single bedroom currently being used as a home office. The floor is completed by a family bathroom and storage cupboard.

The rear garden aces south/west and is mainly laid to lawn with a patio area ideal for entertaining. There is a driveway, with parking for 2 vehicles.

Annual Service Charge approx. £276.00

Monthly Rental Charge to be advsied by EMH



GROUND FLOOR

Kitchen / Dining area
4.96m x 3.33m

Living Room
5.29m x 2.98m

FIRST FLOOR

Bedroom 1
5.29m max x
2.98m

Bedroom 2
3.65m max x
2.83m

Bedroom 3
3.78m max x 2.16m
max / 1.43m min

Some plots will be handed (mirror opposite) from shown on the floor plan.
Your Sales & Marketing Officer can provide details on those concerned.

(All measurements should be treated as a guide only as taken from a working drawing.)

13



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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 (CO₂) 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



**ROYSTON
& LUND**

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.