



10 Primrose Meadow

Midway | DE11 0XH | Guide Price £175,000

ROYSTON
& LUND

- Guide Price £175,000 - £185,000
- Kitchen/ Breakfast Area
- Conservatory with Solid roof
- South Facing Garden
- Council Tax A
- Two Bedroom Home
- Family Bathroom
- Parking for Two Plus Cars
- EPC C
- Freehold





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Royston and Lund are delighted to bring this two bedroom semi detached home to the market. The property has a modern, bright and airy feel, ideal for a first time buyer or investment and benefits from a south facing garden.

Entering the property into a hallway with access to the lounge with a window to the front and an under stairs storage cupboard. The kitchen/diner leads on from the lounge and is fitted with a range of floor and wall units with a built in double oven, modern induction hob and extractor fan. there is room for further free standing appliances. The kitchen then opens into a good sized conservatory with double patio doors opening into the south facing garden. The conservatory has a solid roof which allows use all year round and is currently used as a dining area.

The first floor has two double bedrooms, the main bedroom has built in storage. A three piece family bathroom completes.

The rear garden is south facing and low maintenance with a patio area and area of lawn. There is also a wooden shed for storage. To the front there is off street parking for a number of vehicles.



Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(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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