



1 Willow Close

Measham | DE12 7NB | Guide Price £220,000

ROYSTON  
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- Guide Price £220,000 - £230,000
- Large Dining Kitchen
- Family Bathroom
- Parking to the Front
- Council Tax B
- Three Bedroom Semi Detached Home
- Cul-de-Sac Location in the Village of Measham
- Garden with Patio and Outside Dining Area.
- EPC C
- Flying Freehold





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This home is nicely situated in a Cul-de-Sac location in the village of Measham, ideally situated a short walk for the High Street with a wealth of amenities such as Leisure centre, community library, convenience store and chemist to name but a few!



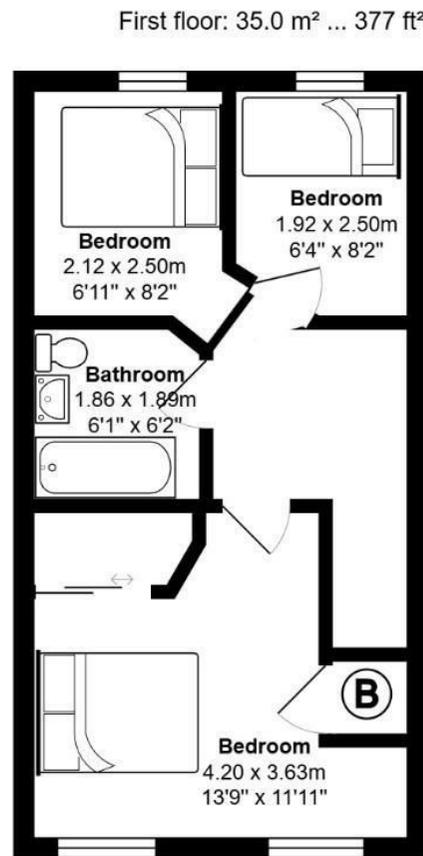
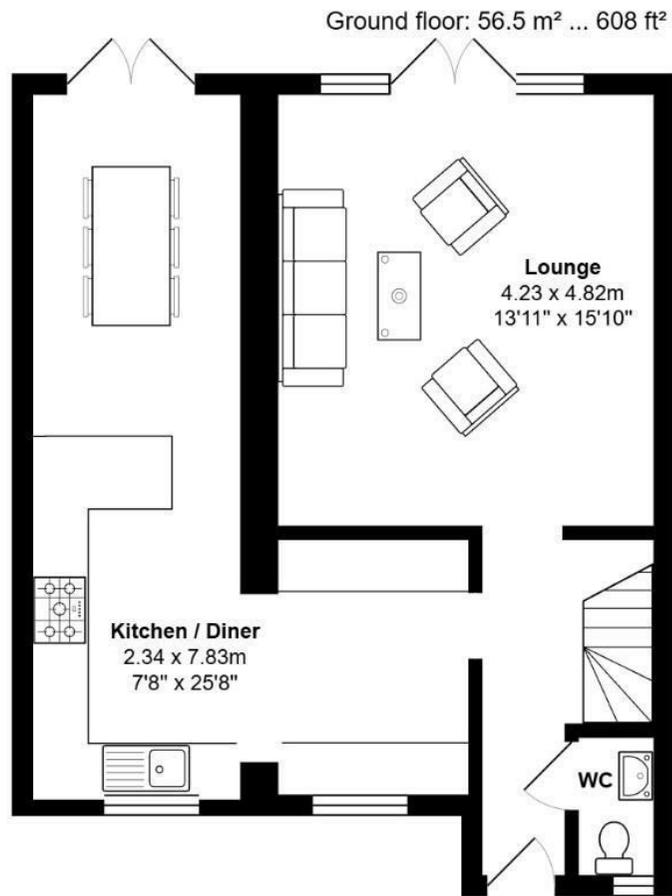
The extended semi detached home is of good proportion, entering into a good sized entrance hall with doors leading to a convenient cloakroom with wc, spacious lounge and large dining kitchen.

Upstairs it has three bedrooms and family bathroom.

To the outside of the home it has parking to the front and good sized back garden with patio and outside dining area.

Call now to book your own personal tour.

For More Information;  
[https://reports.sprift.com/property-report/?access\\_report\\_id=5035158](https://reports.sprift.com/property-report/?access_report_id=5035158)



Total Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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>  | 71      | 76        |
| (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                     |         |           |
| <b>England &amp; Wales</b> 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>  |         |           |
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| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

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