

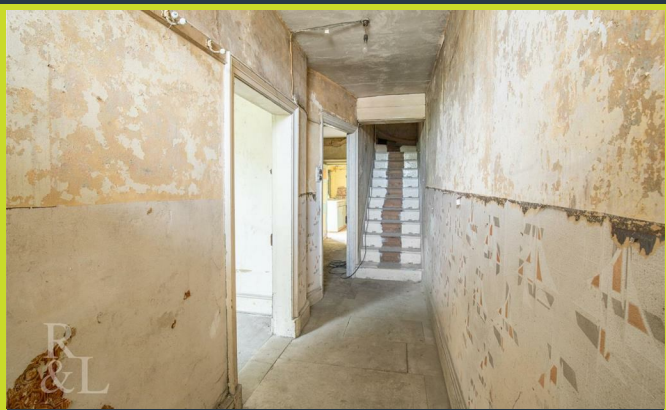


23 High Street

| DE12 7HR | Asking Price £100,000

ROYSTON
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- Four Bedroom Middle Terrace
- Huge Development Potential
- Period Property
- Parking at Rear
- EPC Rating - G
- Bedrooms on First & Second Floors
- Ample Size Living & Dining Room
- Detached Garage
- High Street location
- Council Tax Rating - B FREEHOLD





CASH BUYERS ONLY

This derelict Georgian mid-terrace townhouse offers a rare chance to restore and reimagine a period property full of character. Spread over three floors, the home features four generously sized bedrooms across the first and second floors, offering ample living space for a growing family or development opportunity.



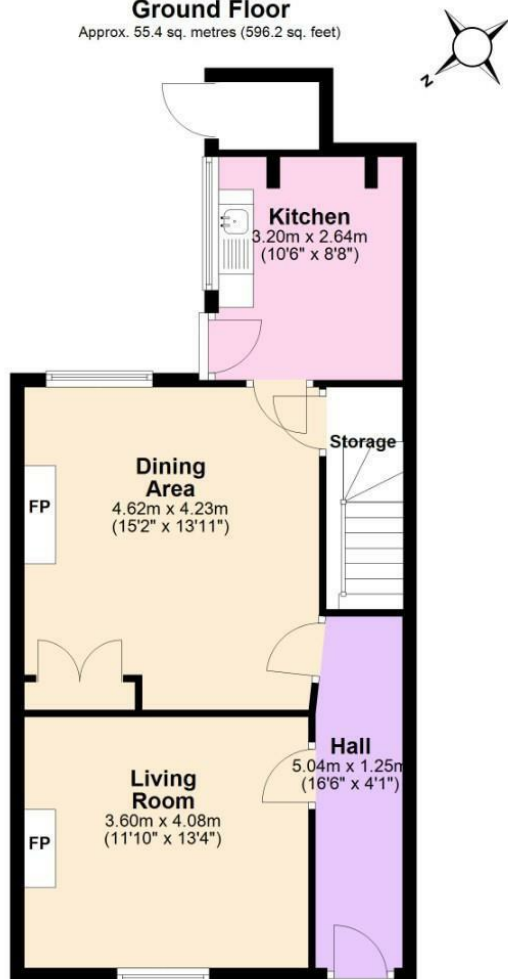
The ground floor boasts two spacious reception rooms, with traditional proportions and high ceilings, ideal for reinstating original features such as fireplaces, cornicing, and sash windows. A connecting kitchen sits to the rear, along with a handy under-stairs storage area, providing scope for a functional and stylish redesign.

Outside, the property includes rear parking. To the front, a modest garden space, while the surrounding area benefits from plentiful green spaces and nearby parks.

This home presents a compelling opportunity, ideal for property developers.

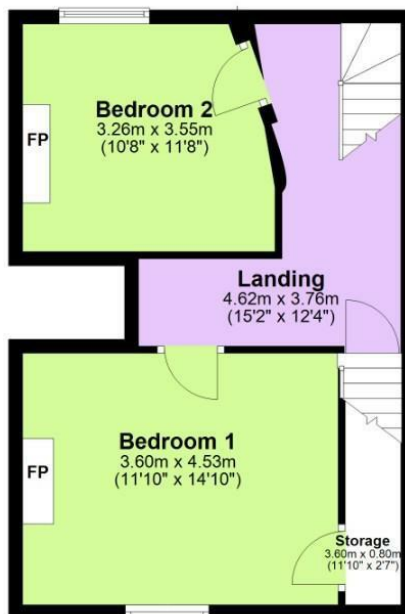
Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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2002/91/EC



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