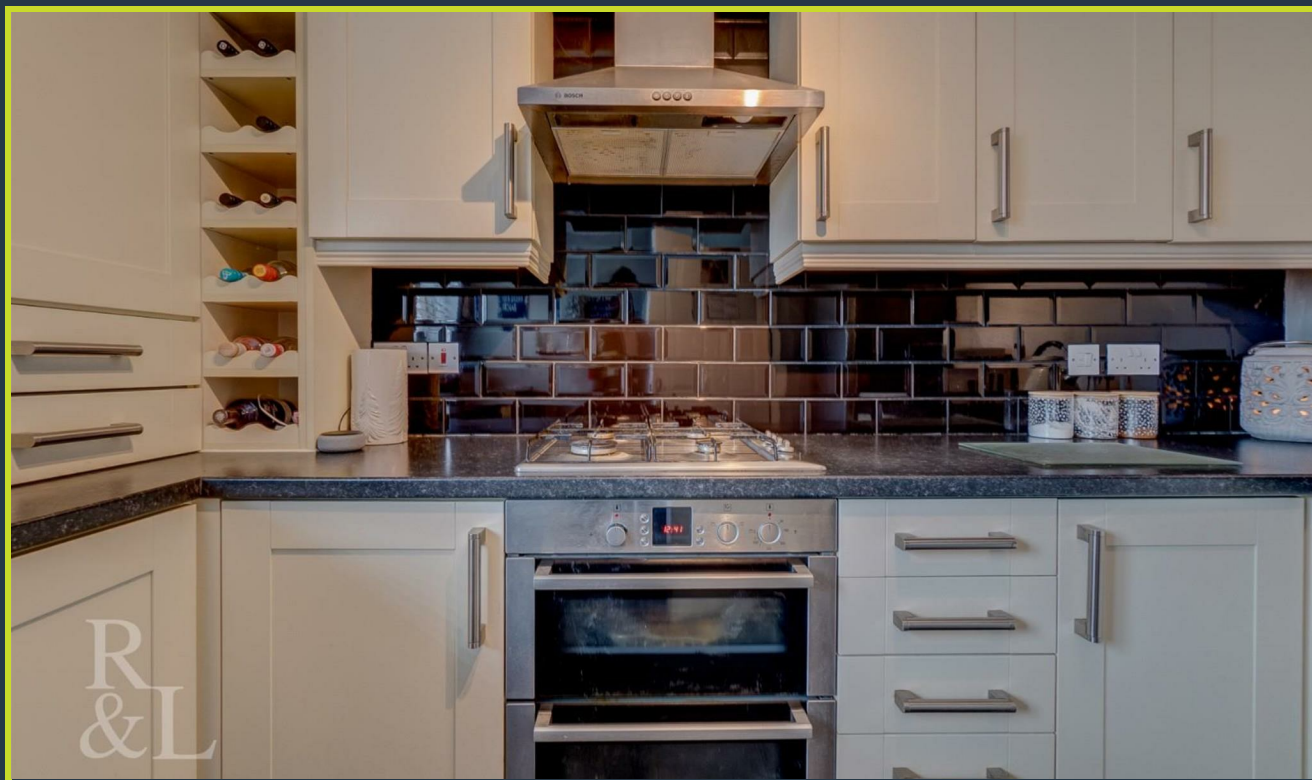




# ROYSTON & LUND



- Three Bedrooms
- Downstairs WC
- Ensuite
- Immaculately Presented
- EPC Rating - C
- Mid Terrace
- Three Storey
- Amenities Close By
- Integrated Kitchen Appliances
- Freehold - Council Tax Band - C







Royston and Lund are pleased to bring to the market this mid terrace property in Woodville. This property is ideally situated close to numerous amenities such as pubs, restaurants and shops as well as being just a stones throw away from well regarded schools. Woodville also has great transport connections to the market town Ashby de la Zouch and excellent links via the M42 to East Midlands Airport.

Ground floor accommodation consists of a generous size living room with a bay window and French opening doors to the rear aspect of the room that lead into the rear garden. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The ground floor also has the added benefit of under stair storage and a downstairs WC.

To the first floor we have two ample size double bedrooms and a separate three piece bathroom with over head shower.

The third floor consists of the main bedroom which is a large size and benefits from over stair storage and an ensuite shower room.

Facing the property there is a lawned area with paved pathway leading to the door.

The rear garden has a patioed seating area with a raised flower bed to the left aspect, the private garden is enclosed by fenced borders.



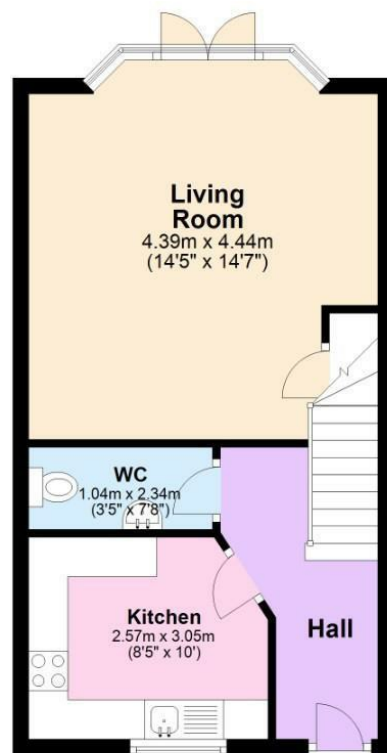


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

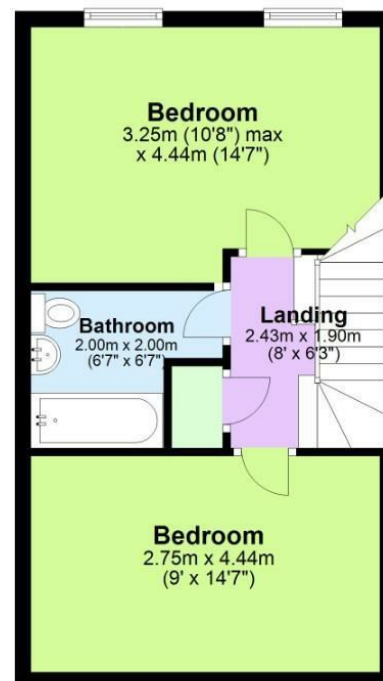
### Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



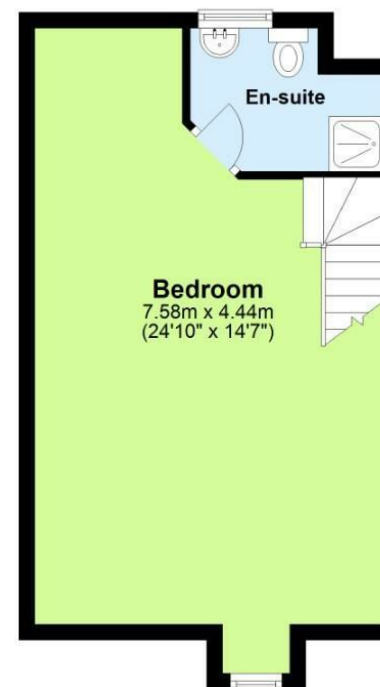
### First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



### Second Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

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& LUND