



38 Court Street

| DE11 7JJ | Offers In The Region Of £140,000

**ROYSTON  
& LUND**

- Guide Price of £140,000 to £150,000
- Opportunity for buyers to put their own stamp on it
- In Need Of Full Modernisation
- Amenities Close By
- Council Tax Band - A - Freehold
- Three Bedroom Semi Detached House
- Downstairs Bathroom
- Generous Sized Rear Garden
- A/M42 Provide Great Transport Links To Nottingham and Birmingham
- EPC Rating - D



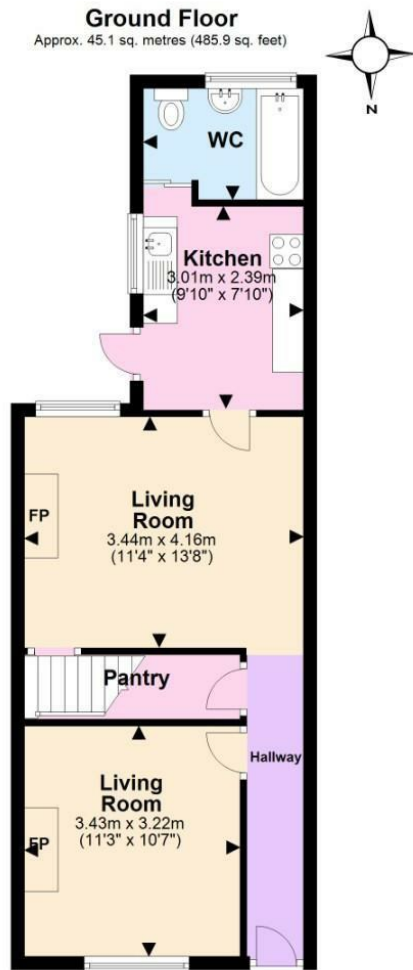


Offers in the Region of £140,000 - No Upward Chain

A three bedroom semi-detached home in Woodville. Offered to the market with no upward chain, this home allows the buyer the chance to add value after full modernisation and refurbishment throughout. The property is also well situated with local amenities nearby and with good transport links for the nearby areas of Swadlincote, Ashby de la Zouch and Burton on Trent.



Entering into the hallway that benefits from built in storage, there is access into both the lounge and the dining room, which in turn leads to a kitchen and a downstairs bathroom towards the end that consists of a bath, WC and wash basin. To the first floor there are two double bedrooms with built in storage and a single bedroom with storage and a wall mounted boiler. To the rear of the property there is a long garden with a raised patio area that has external storage and steps down to lawn.



Total area: approx. 86.1 sq. metres (926.5 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.



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

