



72 Hastings Road

| DE11 9AJ | Guide Price Guide Price £150,000 - £160,000

ROYSTON
& LUND

- Guide Price £150,000 - £160,000
- Ample Size Living Room
- Storage Options
- Bathroom Shower/Bath Hybrid
- EPC Rating - D
- Two Bedroom Terraced
- Kitchen with Gas Hob
- Extensive Long Garden
- Freehold
- Council Tax Band - A





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This two-bedroom terraced home offers comfortable living space, and a generous garden area.

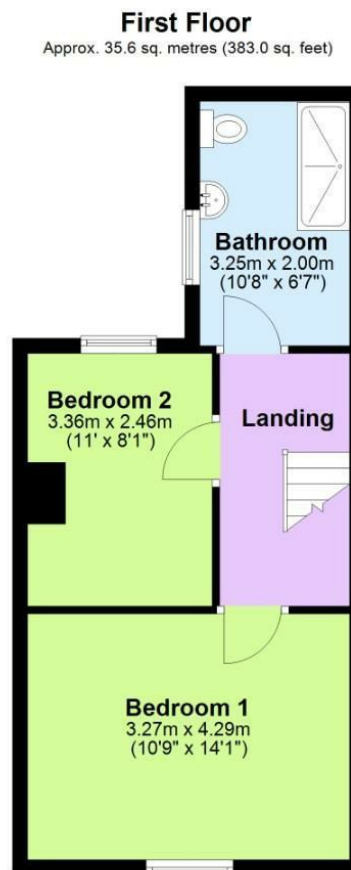
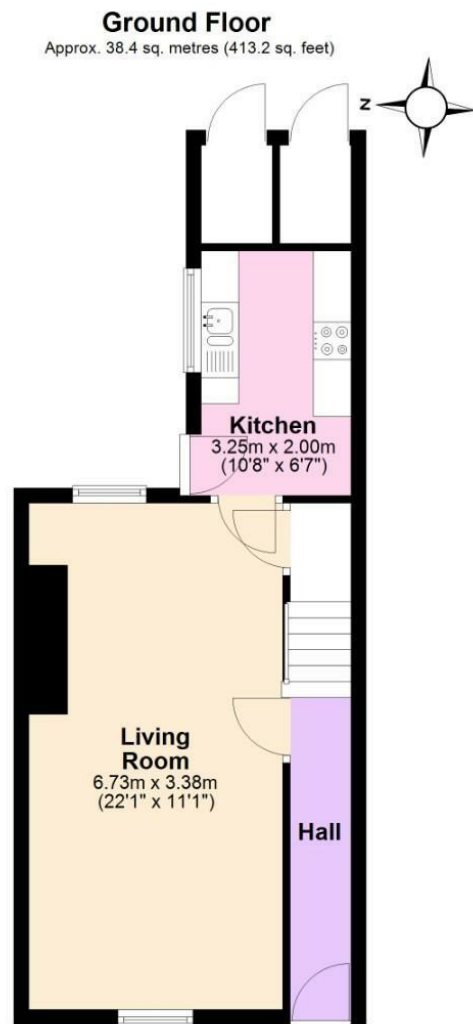
Upon entry, you're welcomed into an ample-sized living room. The space flows through to a compact yet functional kitchen, complete with a gas hob and access to the rear garden.

Outside, the property boasts a surprisingly long rear garden, featuring a patio area, a mix of astro turf and natural lawn, and useful connecting storage.

Upstairs, there are two well-proportioned bedrooms and a family bathroom fitted with a shower-bath hybrid and a heated towel rail.

To the front, on-street parking is available,.







Total area: approx. 74.0 sq. metres (796.2 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 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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