



12 Audens Way

Midway | DE11 0HQ | Guide Price £210,000 - £220,000

ROYSTON
& LUND

- Guide Price £190,000 - £200,000
- Three Bedroom Detached
- Generous Living Room Size
- Conservatory
- Traditional Kitchen
- Ground Floor WC
- Investor Opportunity
- Local Amenities & Wildlife
- EPC Rating - D
- Freehold - Council Tax Band - B





Guide Price £190,000 to £200,000

Royston and Lund are delighted to present this three-bedroom detached property offers generous living space and exciting potential for investors or homebuyers looking to add their own touch.

The home welcomes you into a small hallway, leading off is a spacious living room, which flows seamlessly into a bright and airy conservatory—a perfect additional space for dining, relaxing, or enjoying garden views year-round.

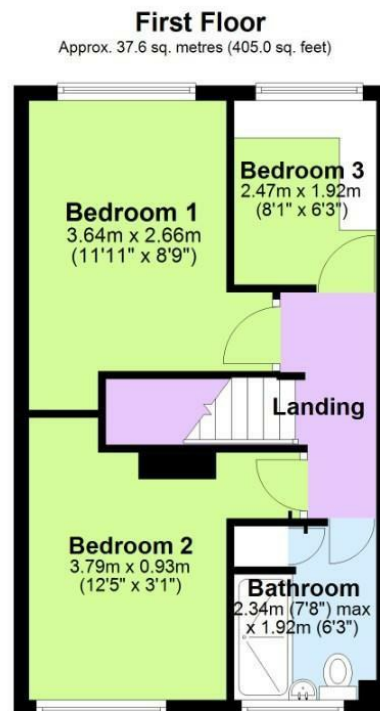
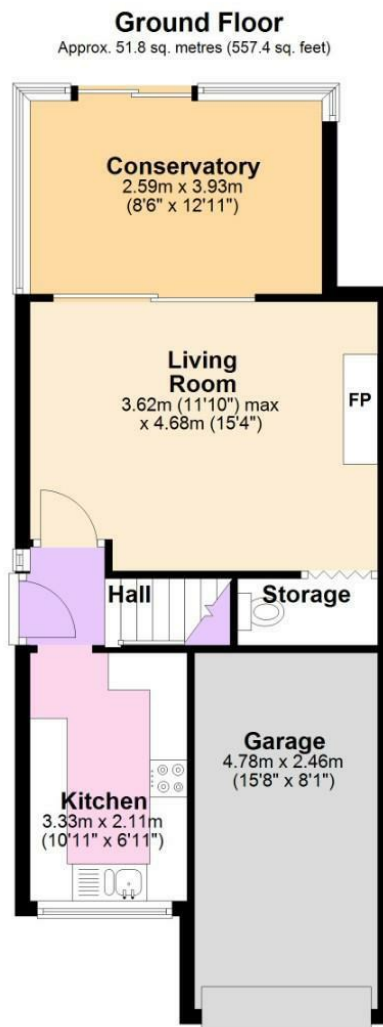
The traditional kitchen provides a solid foundation for modernization A convenient ground floor WC adds practicality, while the attached garage offers additional storage, workspace, or conversion potential.

Upstairs, the property features three bedrooms and a family bathroom.

Outside, the home benefits from a private garden and is situated close to abundant green spaces, walking routes, and nature.

With its solid structure, sought-after location, and scope for improvement, this property presents a fantastic opportunity for investors, renovators, or anyone seeking a home with room to grow.





Total area: approx. 89.4 sq. metres (962.4 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		
	62	84

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

EU Directive
2002/91/EC



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**ROYSTON
& LUND**