



55 Church Street

Appleby Magna | DE12 7BB | Guide Price £250,000

ROYSTON
& LUND

- Guide Price: £250,000 to £255,000
- Open Plan Living/Dining Room
- Contemporary Kitchen
- Rear Off-road Car Park Space
- Council Tax B
- Three Bedroom Terrace House
- Beautiful Tiled Family Bathroom
- Garden Patio with Open Pergola
- EPC C
- Freehold





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Located in the sought-after village of Appleby Magna, this beautifully presented modern three-bedroom terraced home is ideal for first-time buyers or investors. Offered in turnkey condition, the property is ready to move straight into.

Upon entering, you are welcomed into an entrance hall. To the left is a contemporary kitchen, fitted with a stylish range of units, a built-in oven and hob, and space for additional appliances. A window to the front allows for plenty of natural light.

From both the kitchen and hallway, doors lead into the spacious lounge/diner, with double patio doors opening out to the private rear garden. A useful under-stairs storage cupboard completes the ground floor.

Upstairs, the property offers three bedrooms, including two generous doubles and a well-proportioned single, along with a modern family bathroom.

Externally, the rear garden is secluded and fully enclosed, featuring a patio area with a pergola, a lawn, and rear gated access leading to the rear parking.

Appleby Magna is a delightful village within the National Forest, offering a welcoming community atmosphere along with local amenities including a primary school, butcher, and florist/café and two Public Houses. The nearby town of Measham provides further shopping and services, all within easy reach.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5195638



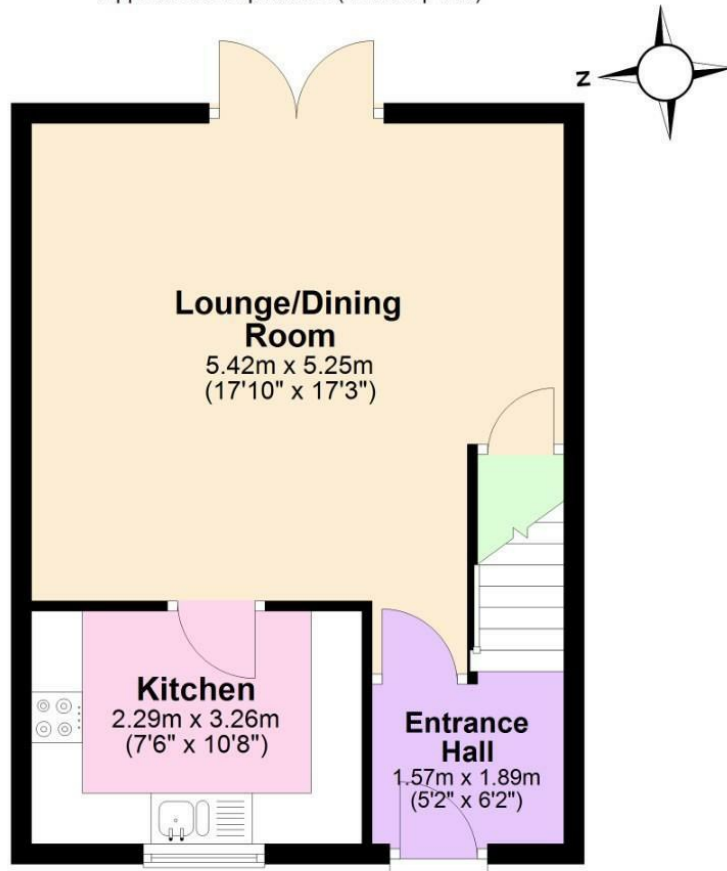


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 ₂) Rating		
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		

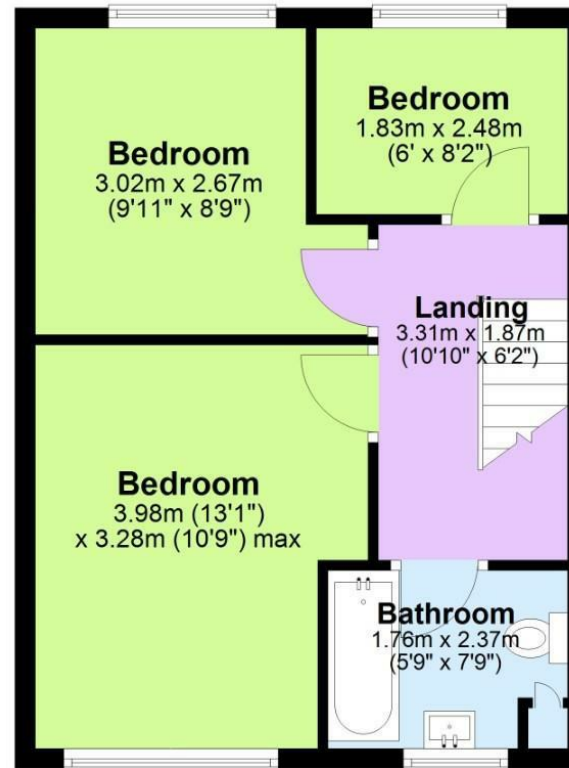
Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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