



196 High Street

Woodville | DE11 7DT | Guide Price £150,000

ROYSTON
& LUND

- Guide Price of £150,000 - £155,000
- Three Reception Rooms
- Well Presented Throughout
- Three Piece Family Bathroom
- EPC Rating D
- End Terrace Home
- Three Bedrooms
- Local Amenities Nearby
- Freehold
- Council Tax Band A





Guide Price of £150,000 - £155,000

Royston and Lund are pleased to bring to the market this well presented three bedroom end terrace home in Woodville, Swadlincote. The property benefits from three reception rooms and is conveniently located with local amenities both within the local vicinity and with Ashby de La Zouch nearby. There is fantastic transport links for the A42, Burton on Trent and Leicester.

In brief the ground floor comprises a lounge, sitting room, dining room and a kitchen to the rear. To the first floor there are two double bedrooms, one single bedroom and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is a low maintenance garden with an external brick built store.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 (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



Total area: approx. 104.8 sq. metres (1128.4 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.

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