



25 Windmill Close

Woodville | DE11 8GE | Guide Price £160,000

**ROYSTON
& LUND**

- Guide Price £160,000 to £170,000
- Open Plan Living
- Parking Space and Garage
- Ideal First Home
- EPC Rating C
- Two Bedroom Coachhouse
- Immaculately Presented
- Three Piece Bathroom
- Freehold
- Council Tax Band A





Guide Price £160,000 to £170,000

Royston and Lund are pleased to bring to the market this well presented two bedroom coach house in Swadlincote. The property benefits from a parking space and a garage and is conveniently situated for access into Ashby, Leicester and Nottingham.



Entering into the entrance hallway there are stairs up to the first floor and the property consists of two bedrooms, a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The open living area benefits from a fitted kitchen that benefits from an integrated oven, gas hob and extractor fan with space for free standing appliances.

The property benefits from a garage, driveway and storage. The property is equipped with a Hive Smart Heating system. The property is Freehold and has an annual service charge of £159.23.

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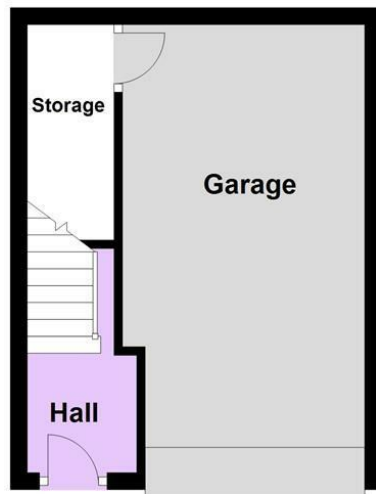


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		80	
(69-80) C			
(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		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	

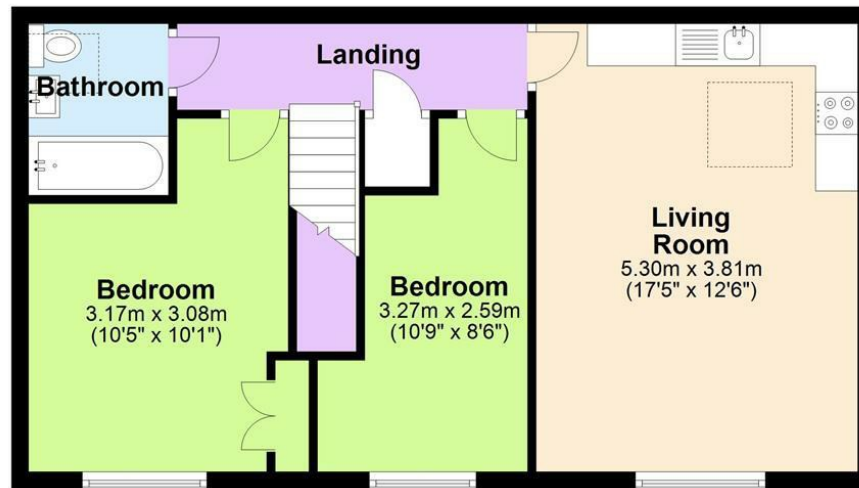
Ground Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 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.

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