



75 Lansdowne Road

| DE11 9EA | Offers In The Region Of £160,000

ROYSTON
& LUND

- **NO UPWARD CHAIN**
- South/West Facing Garden
- Dining Room to Rear Also of Ample Size
- Downstairs Family Bathroom
- EPC Rating - D
- Three Bedroom Terrace Property
- Lounge to Front with Bay Window
- Kitchen with Separate Utility
- Freehold
- Council Tax Band - A





NO UPWARD CHAIN

Royston & Lund are pleased to bring to the market this three bedroom Victorian terrace property. The property benefits from a large garden and some period features.

You enter the property through a hallway to the side of the property where there are stairs to the first floor and an under stairs storage cupboard. To the right there is a open door way leading to the lounge with a lovely bay window to the front; a further open door way from the hall takes you into a good size dining room with a window to the rear. Access to the kitchen is through a lobby with doors to the rear garden and side. The galley style kitchen is fitted with an array of units, with a built in oven and hob. there is a separate utility room with access tot he downstairs bathroom.

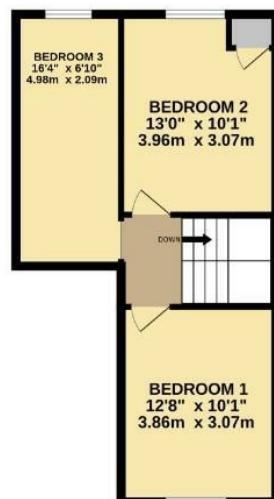
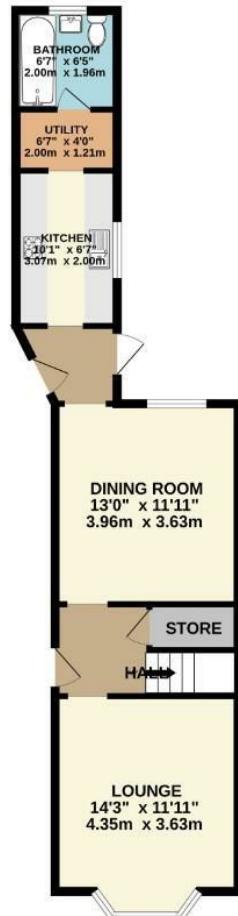
The first floor has three double bedroom, one with a built in wardrobe. The is further single bedroom.

The large garden is south/west facing, with street parking. this property is perfect for a first time buyer or investor.



GROUND FLOOR
547 sq ft. (50.8 sq.m.) approx.

1ST FLOOR
431 sq ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are approximate and no guarantee can be given as to their accuracy. Prospective buyers should satisfy themselves as to the operability or efficiency of any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(81-91) B		
(69-80) C		77
(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

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