



51 Oakway Drive

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

**ROYSTON
& LUND**

- Guide Price £160,000 to £170,000
- Two Double Bedrooms
- Allocated Parking Bay + Garage
- Ideal First Home
- EPC Rating C
- Coach-House
- Open Plan Living
- Three Piece Bathroom
- Freehold
- Council Tax Band A





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Royston and Lund are delighted to offer to the market this immaculately presented two double bedroom coach-house in Woodville. Situated on a popular modern development with an off street parking bay and single garage, this property makes an ideal purchase for a first time buyer. The property is ready to move into and is ideally situated for convenient access to the M42.



In brief there is an entrance hallway with stairs up to the landing that benefits from built in storage and has a skylight overhead. The open plan living area benefits from a fitted kitchen, there are two well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also has a built in wardrobe and there are skylights over the bathroom and kitchen areas.

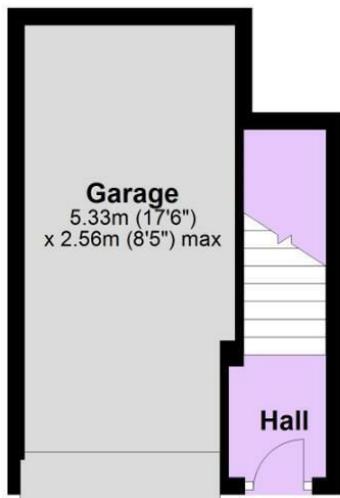
This property benefits from a single garage, with a large under stair storage, and a designated alleyway for bin storage.



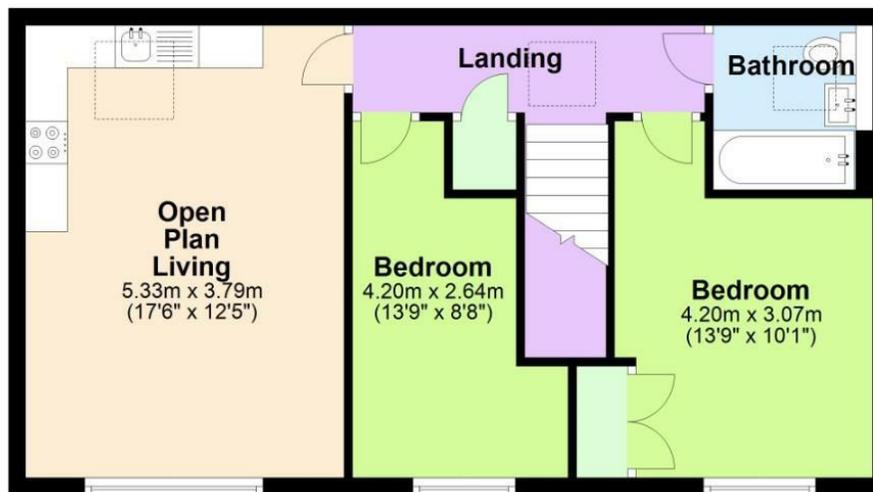
EPC

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. 18.1 sq. metres (194.4 sq. feet)



First Floor
Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 71.8 sq. metres (772.6 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.

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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