



10 Abney Walk

| DE12 7HJ | Offers In The Region Of £220,000

ROYSTON
& LUND

- Offers In The Region Of £220,000
- Well-Presented Throughout
- Lounge/Dining Room
- Bathroom/WC
- Freehold - EPC Rating D
- Semi-Detached House In Measham
- Three Good-Sized Bedrooms
- Kitchen With A Range Of Units
- Front & Rear Garden
- Council Tax Band B





Offers In The Region Of £220,000

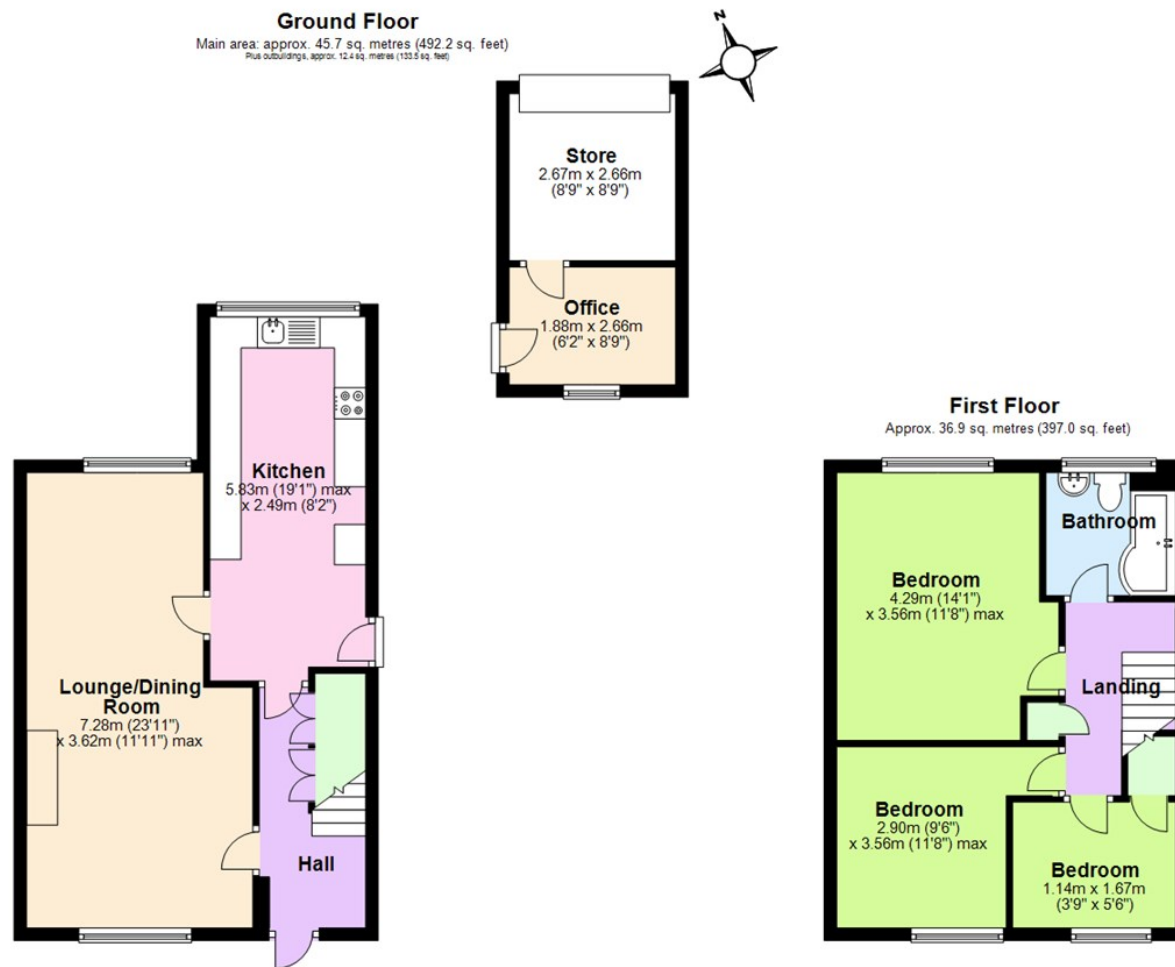
Royston & Lund are pleased to present this immaculately presented semi-detached house situated in Measham. Measham offers amenities including shops, schools, and healthcare services. The village features parks, playgrounds, and sports facilities, and is well-connected by public transport, fostering a vibrant local community.



Entering into the property you are greeted by the hallway which provides access to the accommodation throughout and benefits from understairs storage. The lounge/dining room runs the length of the property and features a front facing window. The kitchen includes a range of units which include a range of units and integrated appliances.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by the bathroom which includes a modern three piece white suite consisting of a bath with an overhead shower, WC and a wash basin.

Outside, there are enclosed gardens to the front and the rear. The rear garden includes a patio space, lawn and access to an office which is formerly half of the garage.



Main area: Approx. 82.6 sq. metres (889.2 sq. feet)
Plus outbuildings, approx. 12.4 sq. metres (133.5 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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		

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