



108 Repton Road

| DE11 7AE | Asking Price £225,000

ROYSTON
& LUND

- Asking Price £225,000
- Two Bedroom Detached Bungalow with Beautiful Views of the National Forest
- Very Well Presented Throughout
- Catchment Area For Well Regarded Schools
- EPC Rating - E
- NO UPWARD CHAIN
- Good Sized Lounge with Log Burner with a Door to the Rear Garden
- Close To Amenities
- Private Driveway
- Freehold - Council Tax Band - C





NO UPWARD CHAIN

Entering into the property the living room is a generous size with large front window letting in lots of natural light and to the rear aspect there is a large window and door granting access to the rear garden, the living room also benefits from a traditional style log burner. The kitchen has plenty of room for freestanding appliances, there is also a side door giving access to the side aspect of the property. The two double bedrooms are an ample size and both share a three piece suite bathroom containing bath with shower overhead and WC with wash basin.



Facing the property and down a private road there is space for multiple cars due to a stoned L shaped driveway. To the rear of the property there is a beautiful view looking over the countryside due to its generously sized sloped garden leading down to a stream.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	

England & Wales

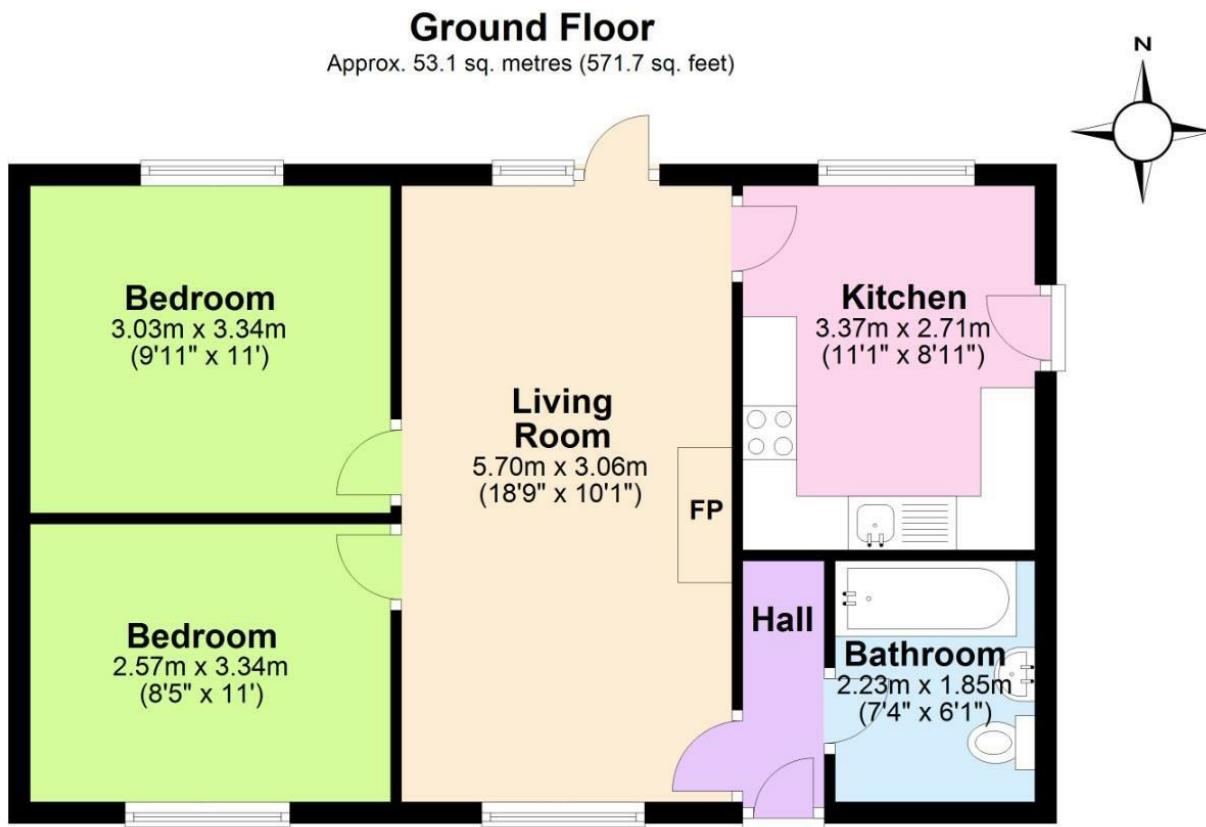
EU Directive 2002/91/EC

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. 53.1 sq. metres (571.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**