



25 Windmill Close

| DE11 8GE | Guide Price £165,000

ROYSTON
& LUND

- Guide Price £165,000 - £170,000
- NO UPWARD CHAIN
- Two Bedroom Coachhouse
- Open Plan Living
- Immaculately Presented
- Parking Space and Garage
- Three Piece Bathroom
- Ideal First Home
- Council Tax A // EPC C
- Freehold





Guide Price £165,000 - £170,000 - *SOLD WITH NO UPWARD CHAIN*

A well-presented two-bedroom coach house, located in Woodville. The property enjoys close proximity to scenic National Forest walks, making it perfect for those who enjoy outdoor living.

Entering via the entrance hallway, stairs rise to the first-floor accommodation. The home comprises two well-proportioned bedrooms and a three-piece family bathroom fitted with a bath with shower overhead, wash basin, and WC.

The open-plan living area provides a bright and comfortable space, ideal for both relaxing and entertaining. This is complemented by a fitted kitchen featuring an integrated oven, gas hob, and extractor fan, along with space for freestanding appliances.

Externally, the property further benefits from a garage, driveway parking, and additional storage space. Modern convenience is enhanced by the inclusion of a Hive smart heating system.

The property is offered on a Freehold basis and is subject to an annual service charge of £195
For More Information;
https://reports.sprift.com/property-report/?access_report_id=5054985



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

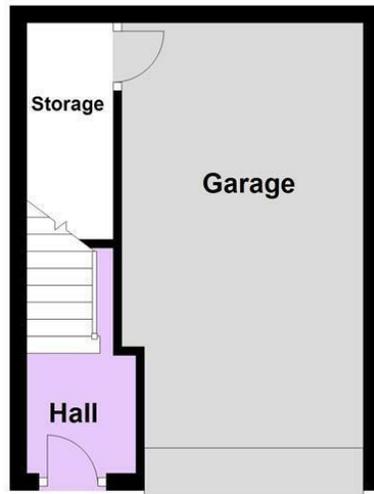
Environmental Impact (CO₂) Rating

	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

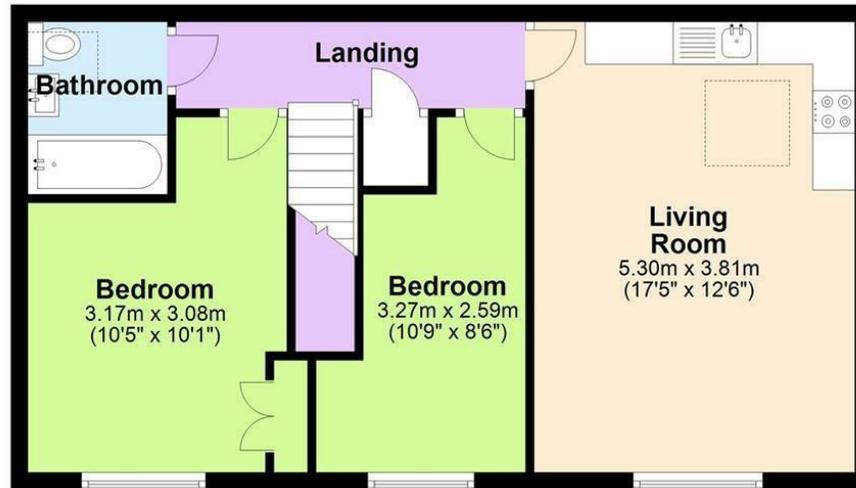
Ground Floor

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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