

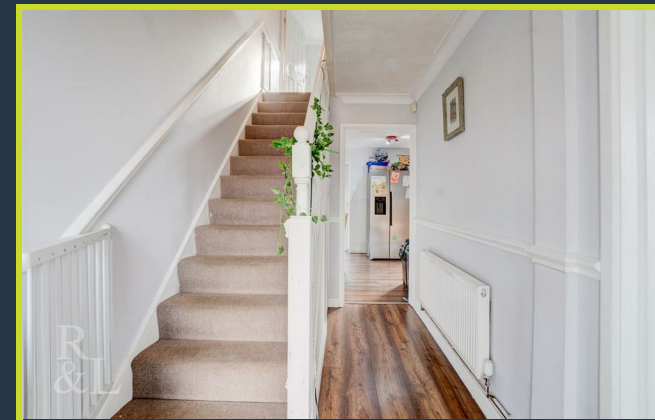


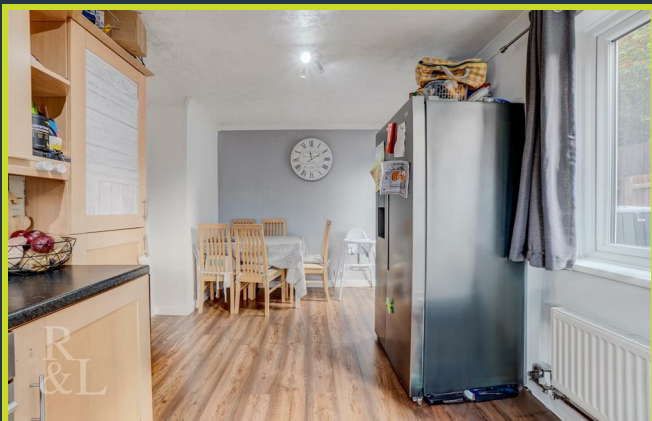
63 Ringleas

| NG12 3NF | £205,000

ROYSTON
& LUND

- Three Bedroom
- Corner Plot
- Dual Aspect Reception Room
- Ideal First Time Buy
- EPC Rating: TBC
- Semi-Detached
- Full Width Kitchen/Diner
- Driveway
- No Onward Chain
- Council Tax Band: A





Royston & Lund are delighted to market this three bedroom semi-detached property occupying a generous plot with larger than average corner frontage.

Internal accommodation comprises an entrance hallway, dual aspect reception room with windows to both the front and side elevations and a full width open plan kitchen/diner to the rear with a window overlooking the rear garden and a door opening to the rear garden. The kitchen features a range of base and eye level mounted units with an integrated sink/drainage and plumbing in place for a free-standing washing machine and cooker.

To the first floor there are two generous double bedrooms, a smaller third bedroom and a family bathroom.

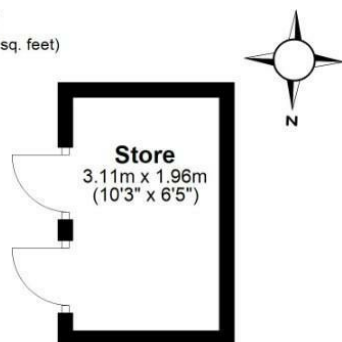
To the front of the property a driveway at one side provides off-street parking with a pedestrian path leading up to the front door with the remainder laid to lawn. To the rear, an enclosed garden is accessed via either the kitchen/diner or a side gate and comprises a patio area and a lawned area.

Offered to the market with no onward chain.



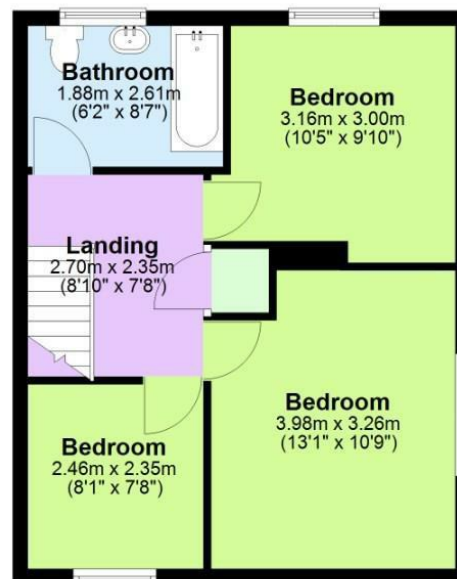
Ground Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)



EPC

Energy Efficiency Rating

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



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.

**ROYSTON
& LUND**