



R
&L

10 Douglas Place

| WV10 6JP | Guide Price £179,999

ROYSTON
& LUND

- Chain Free
- Spacious Living Room
- Small Front Garden
- Council Tax Band - A
- 3 Bedrooms
- Expansive Back Garden
- Quiet Residential Area
- EPC Rating - D





CHAIN FREE 3 BEDROOM HOUSE Royston and Lund are excited to present a charming three-bedroom terraced home located in a quiet residential area. This well-proportioned property is perfect for a family, offering comfortable living spaces both inside and out.

Upon entering, you'll find a cosy yet functional layout, with a spacious living room that serves as the heart of the home. The patio doors at the rear allow plenty of natural light to flood the room while providing easy access to the expansive back garden - a fantastic space for children to play or for summer gatherings.

The kitchen offers everything you need for everyday cooking, with ample storage and workspace. Upstairs, the three medium-sized bedrooms provide flexibility for growing families, home office needs, or guest accommodation. The bathroom is of an average size, offering a practical and comfortable setup.

Outside, the property benefits from a small front garden, adding curb appeal, while the large, grass-covered back garden offers a private outdoor retreat.

Situated in a convenient location with local amenities, schools, and transport links nearby, this home presents an excellent opportunity for first-time buyers or those looking for a family-friendly space.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	66	
(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



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ROYSTON & LUND