

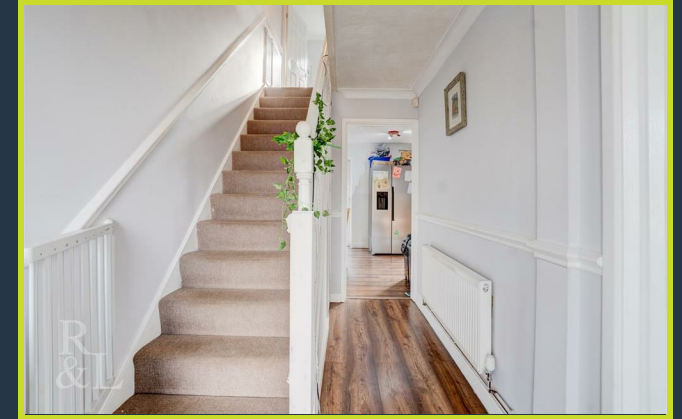


63 Ringleas

| 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





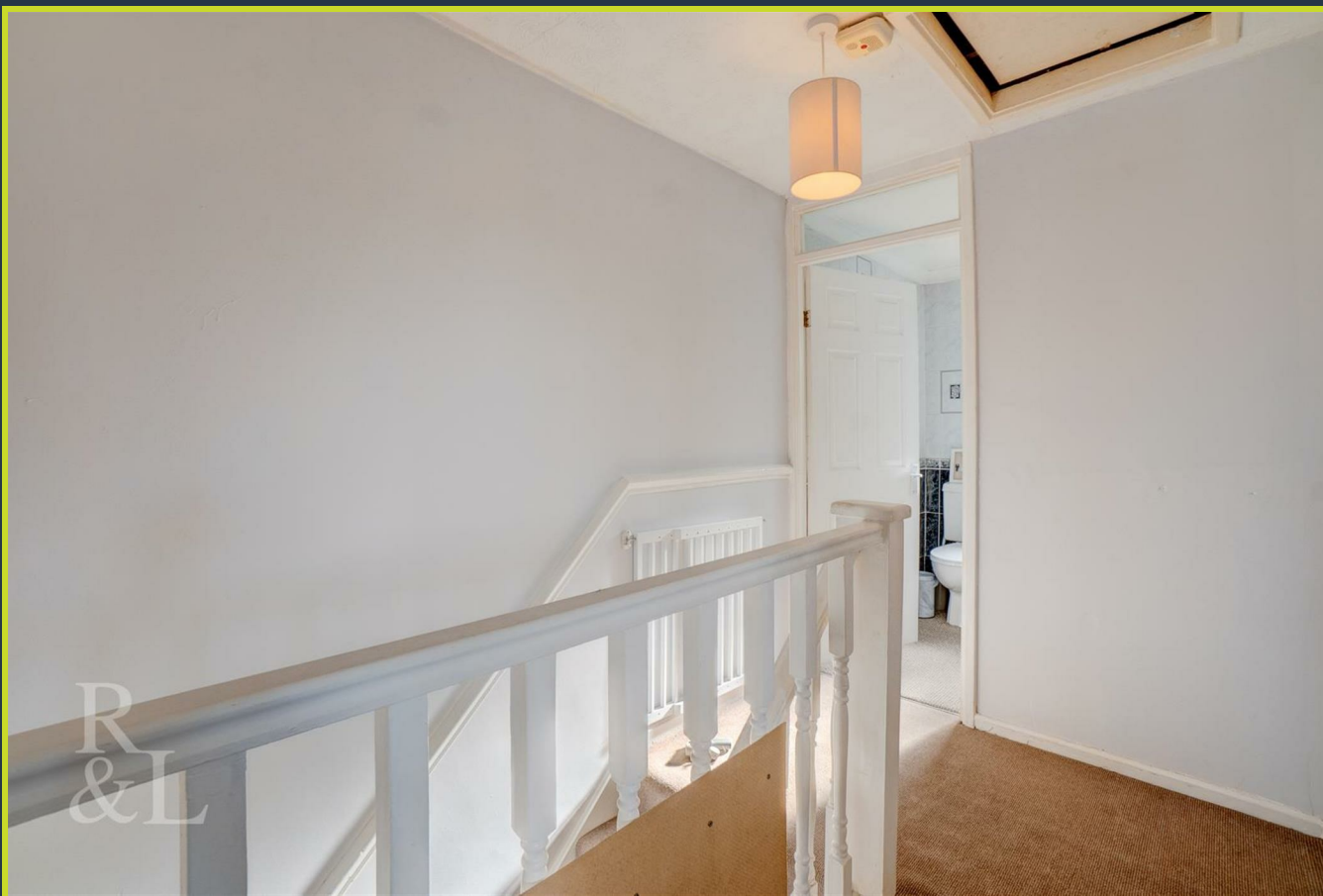
Royston & Lund are delighted to market this three bedroom semi-detached property occupying a generous plot with larger than average corner frontage.

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.

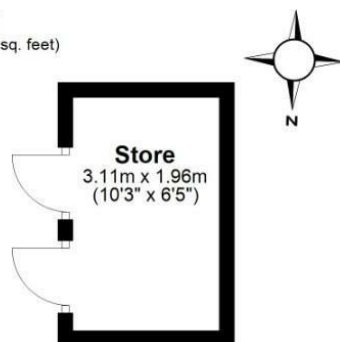
To the front of the property a driveway at one side provides off-street parking with a pedestrian path leading up to the front door with the remainder laid to lawn. To the rear, an enclosed garden is accessed via either the kitchen/diner or a side gate and comprises a patio area and a lawned area.

Offered to the market with no onward chain.



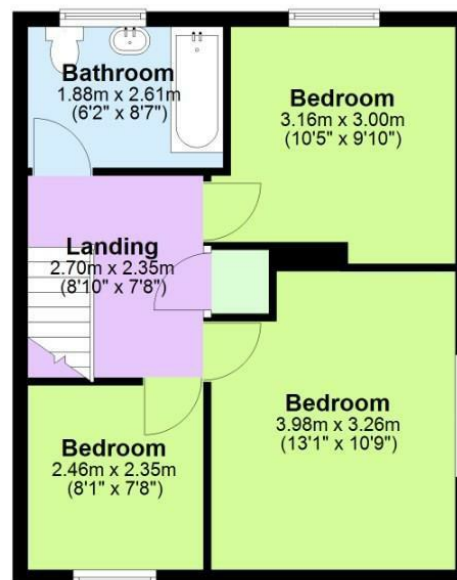
Ground Floor

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

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**ROYSTON
& LUND**