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& L

6 Askew Way

Woodville | DE11 8FX | Guide Price £180,000

ROYSTON
& LUND

- Guide Price £180,000 to £190,000
- Two Double Bedrooms
- Downstairs WC
- Ideal First Home
- EPC Rating B
- Mid Terrace Home
- Two Parking Bays
- Southerly Facing Rear Garden
- Freehold
- Council Tax Band B





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Royston and Lund are delighted to bring to the market this well presented two double bedroom terrace home in Woodville. The property is ideally suited to a first time buyer or someone looking to downsize and is ideally located for easy access into Swadlincote, Ashby and the M42.

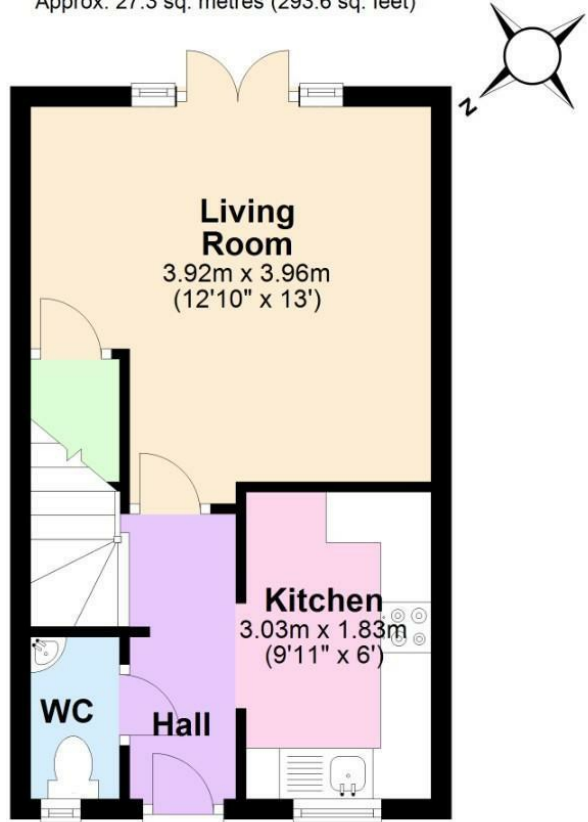


Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen, living room and stairs to the first floor. The kitchen features an integrated oven, hob and extractor fan with space for further freestanding appliances. To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, Wc and wash basin. The front bedroom also benefits from built in storage.

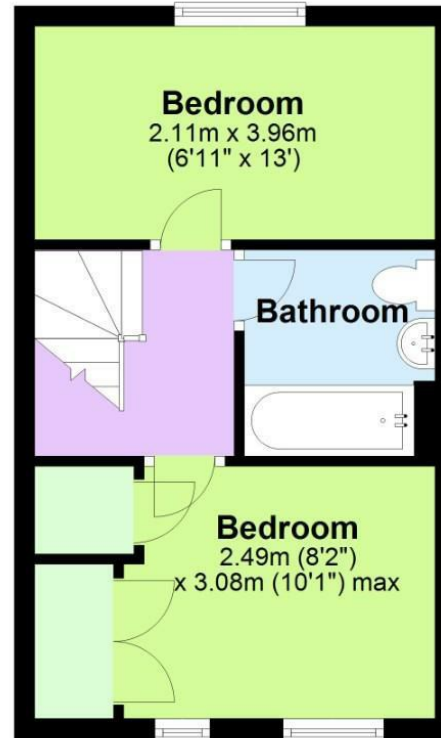
To the front of the property there are two parking bays and to the rear of the property there is an enclosed garden with a patio area, lawn and fenced boundaries.

Estate Charge TBC

Ground Floor
Approx. 27.3 sq. metres (293.6 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 54.3 sq. metres (584.9 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) 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 <small>EU Directive 2002/91/EC</small>		

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.

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