



17 Potters Way

Measham | DE12 7BU | Guide Price £260,000

ROYSTON  
& LUND



- Guide Price Range £260,000 - £270,000
- Three Double Bedrooms
- Modern Kitchen/Diner
- Rear Garden - Driveway Leading To A Garage
- EPC Rating B
- Semi-Detached House In Measham
- Good-Sized Lounge
- Downstairs WC - Ensuite - Family Bathroom
- Freehold
- Council Tax Band D







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Royston & Lund are pleased to present this well-presented three-storey semi-detached house situated in Measham. This property is situated within a quiet residential location and benefits from amenities nearby. These include local shops, schools, healthcare facilities, recreational parks, and community centers, providing a blend of historical charm and modern convenience.

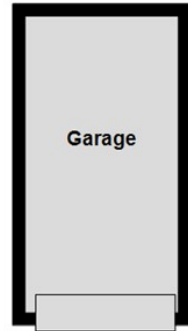
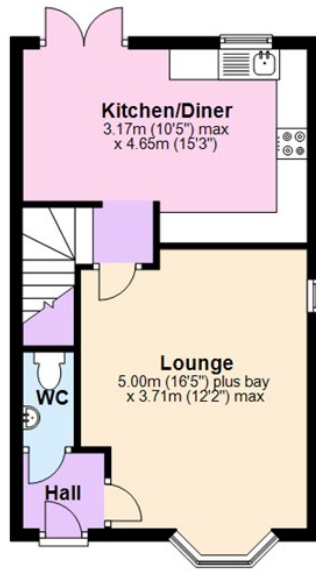


Upon entering the property you are greeted by the hallway which gives access to the lounge and a convenient ground floor WC. The lounge is a nicely-sized reception room which benefits from dual aspect windows including a bay window to the front elevation. To the rear of the ground floor there is a modern kitchen/diner which comprises of fully fitted units, integrated appliances and French doors.

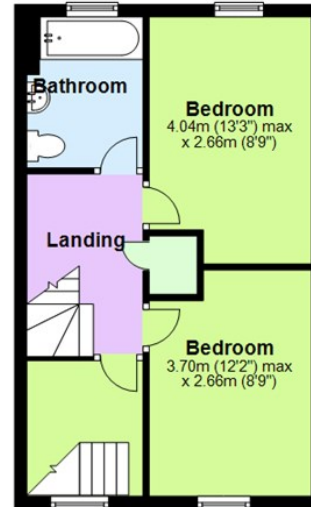
To the first floor there are two of the three double bedrooms. The bedrooms are complemented by the family bathroom which features a three piece white suite consisting of a bath with an overhead shower, wash basin and a WC. To the top floor there is the main bedroom which covers the whole floor. The main bedroom is complemented by the en-suite shower room/WC.

Outside, there is a well-maintained rear garden which includes a lawn space, patio area and decking which is perfect for garden furniture. To the right hand side there is a driveway leading to a detached, single garage.

**Ground Floor**  
Approx. 36.7 sq. metres (394.5 sq. feet)

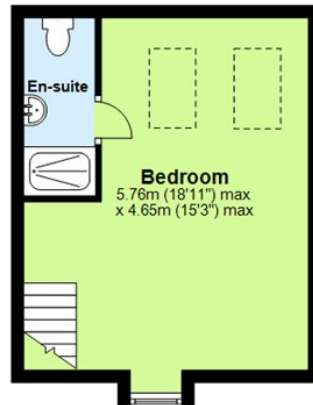


**First Floor**  
Approx. 36.5 sq. metres (392.8 sq. feet)



**Second Floor**

Approx. 27.1 sq. metres (292.0 sq. feet)



**Total area: approx. 100.3 sq. metres (1079.3 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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**