



39 Oakway Drive

| DE11 8FZ | Guide Price £225,000

**ROYSTON
& LUND**

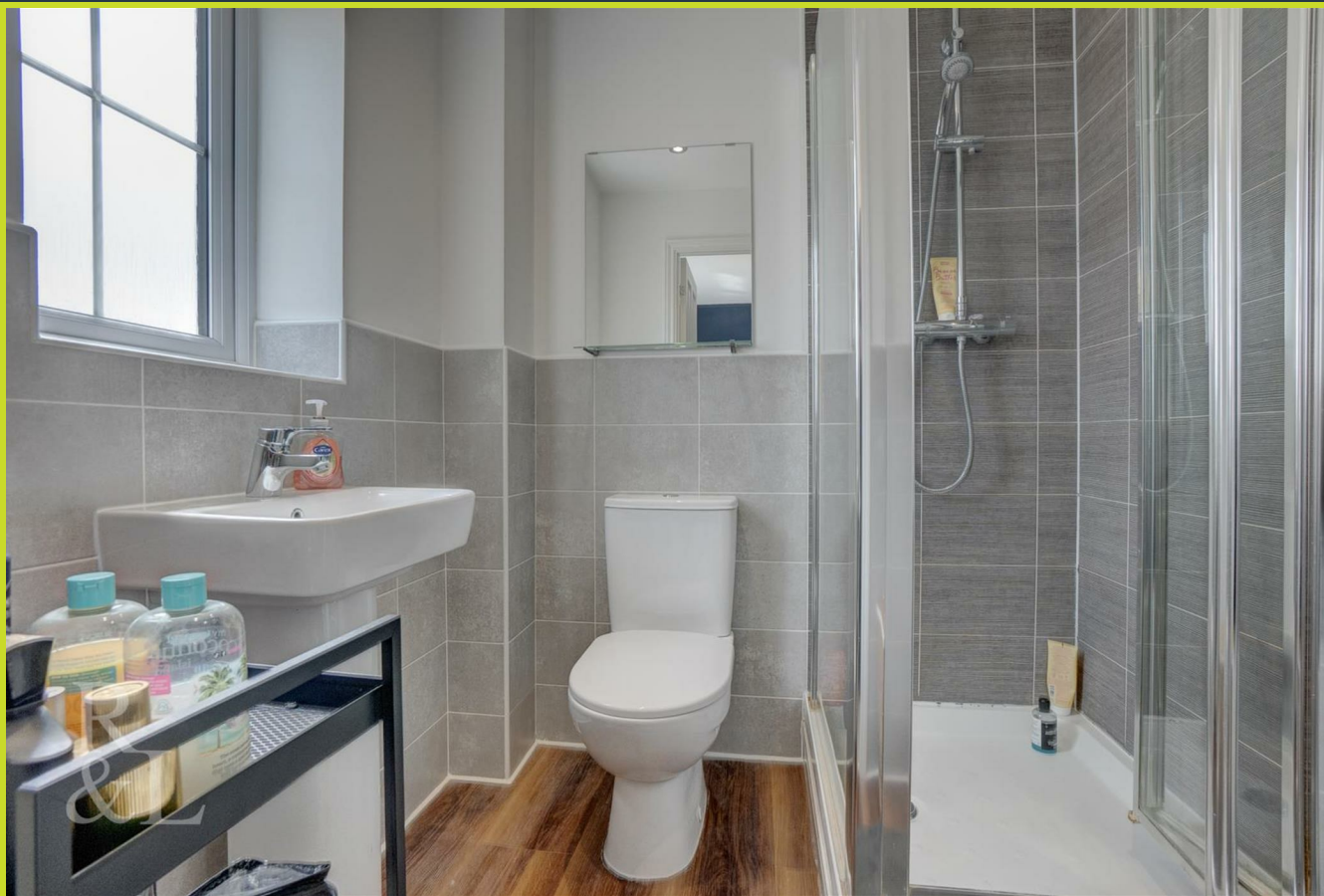
- Modern Three Bedroom End Terrace
- Two Off Street Parking Spaces + Single Garage
- Integrated Kitchen
- Downstairs WC
- Bathroom + En-Suite
- Low Maintenance Garden
- Good Transport Links For A42
- Freehold
- EPC Rating B
- Council Tax Band B





This modern three-bedroom end-terrace home in Woodville is listed offers in the region of £225,000

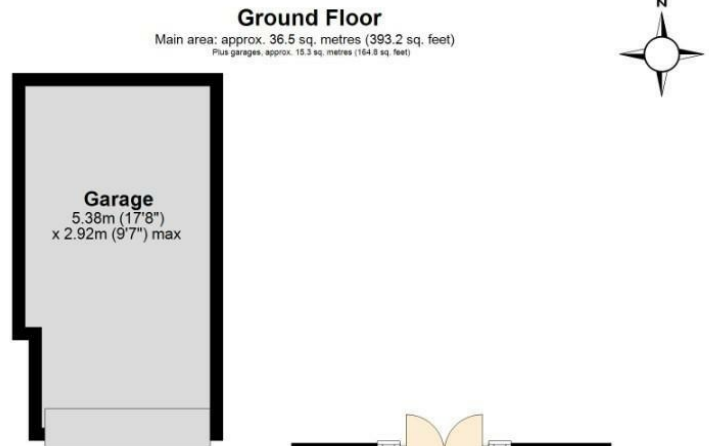
Built around 2017 and still under NHBC guarantee ensuring a degree of peace of mind for new owners, the property offers two off-street parking spaces and a single garage.



The ground floor features a hallway leading to a lounge, which connects to a rear kitchen-diner equipped with an integrated oven, hob, and extractor fan, plus space for additional appliances. There's also a downstairs WC and under-stairs storage.

Upstairs, you'll find two double bedrooms, one single bedroom, and a family bathroom. The main bedroom includes a built-in wardrobe and an en-suite shower room. Outside, the low-maintenance garden has a patio area, artificial turf, and fenced boundaries.

Conveniently located near amenities and with good transport links, including the M42, this property is ideal for families or professionals.



Main area: Approx. 73.1 sq. metres (786.4 sq. feet)
Plus garages, approx. 15.3 sq. metres (164.8 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			95
(92 plus) A		83	
(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 (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		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

