



Cornerways Measham Road

| DE12 8AJ | Guide Price £350,000

**ROYSTON
& LUND**

- Three Bedroom Semi-Detached Home
- No Upward Chain
- Generous Plot
- Two Reception Rooms
- EPC Rating E
- Corner Plot With Countryside Views
- Off Street Parking And Garage
- Potential To Add Value After Renovation
- Freehold
- Council Tax Band C





Guide Price £350,000 - £375,000

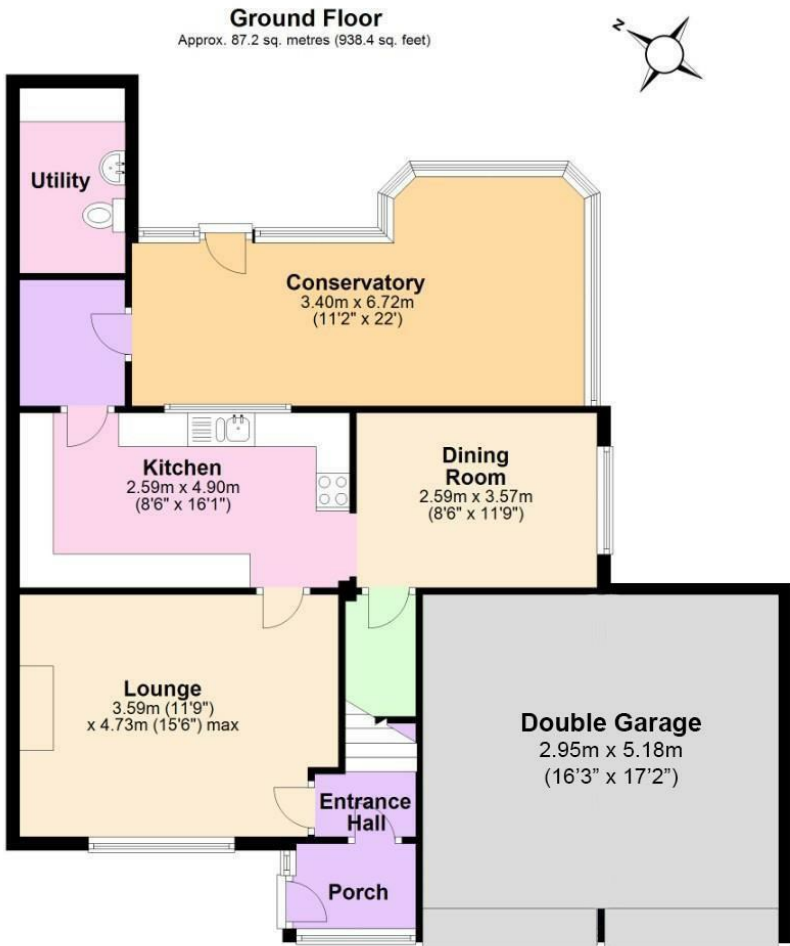
Royston and Lund are delighted to bring to the market this three bedroom semi-detached home situated on a corner plot in Acresford that is surrounded by countryside views. The property is sold with no upward chain and offers a buyer potential to add value after renovation throughout.

The ground floor consists of an entrance porch and hallway, a lounge, separate dining room, kitchen, rear lobby, downstairs WC and a conservatory. To the first floor there are three bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front there is off street parking and a single garage. To the rear and the side there are generous garden areas with lawn, patio area and hedged/fenced boundaries.

No Upward Chain





Total area: approx. 133.0 sq. metres (1431.9 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			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	46		
(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.

