



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





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

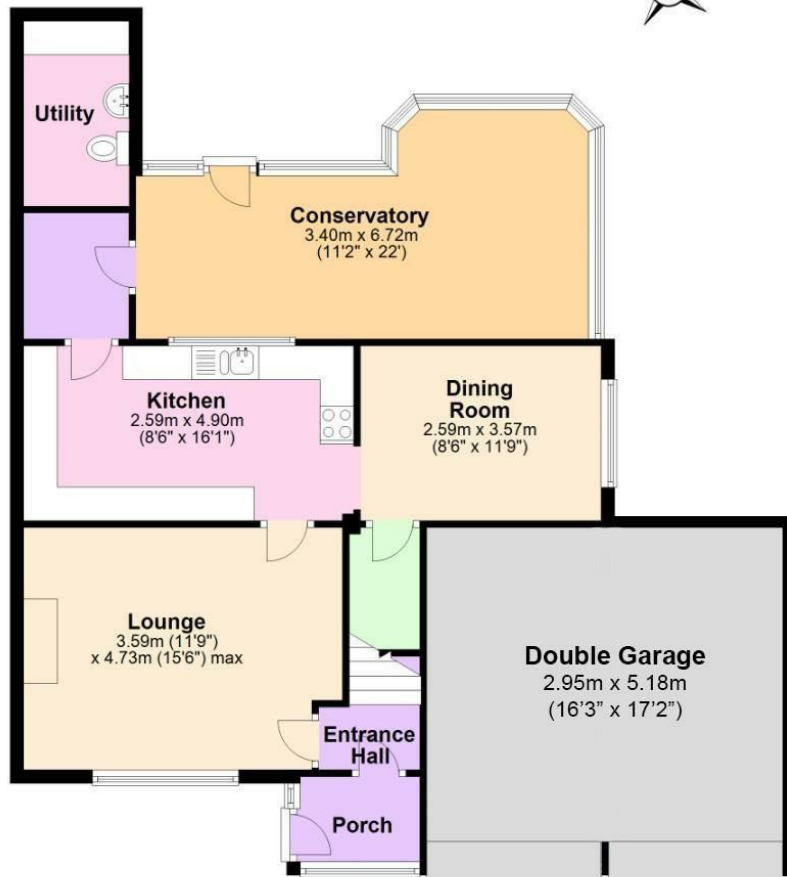
Environmental Impact (CO₂) Rating

	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		

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Ground Floor
Approx. 87.2 sq. metres (938.4 sq. feet)



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.

First Floor
Approx. 45.9 sq. metres (493.6 sq. feet)



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