

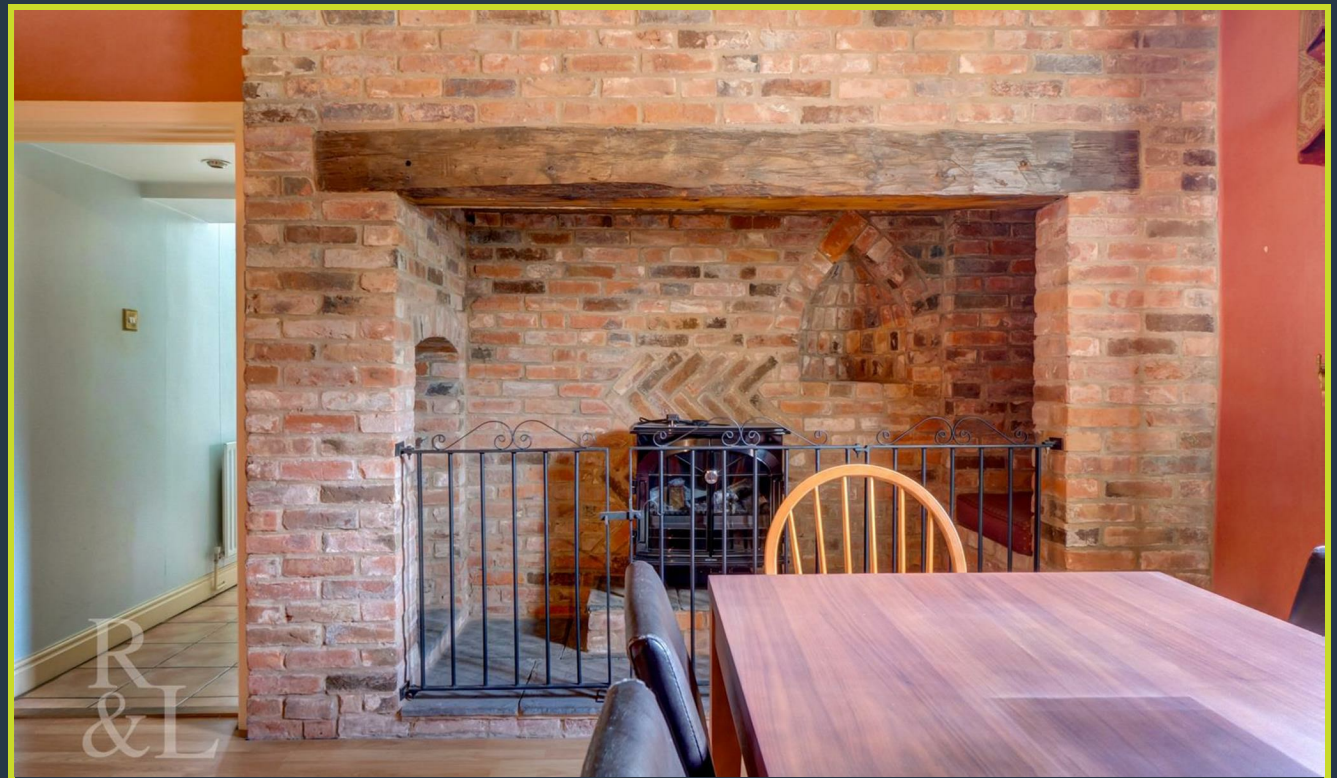
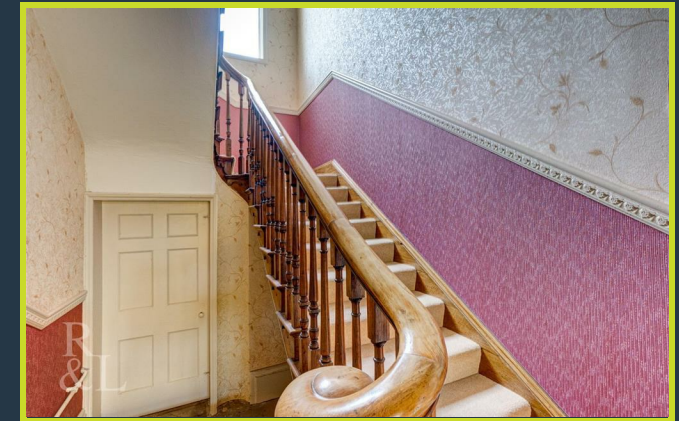


192 High Street

| DE11 7DT | Offers In The Region Of £350,000

ROYSTON
& LUND

- OIRO £350,000
- Five Bedrooms, Four Reception Rooms, Over 3,000 Sq Ft
- Requires Restoration, Offering Boundless Potential
- Parking Space For Four Vehicles Included
- EPC Rating D
- Period House On High Street, Built In 1740
- Characterful Appeal With Original Historical Features Throughout
- Conveniently Located Near Woodville Amenities
- Freehold
- Council Tax Band E





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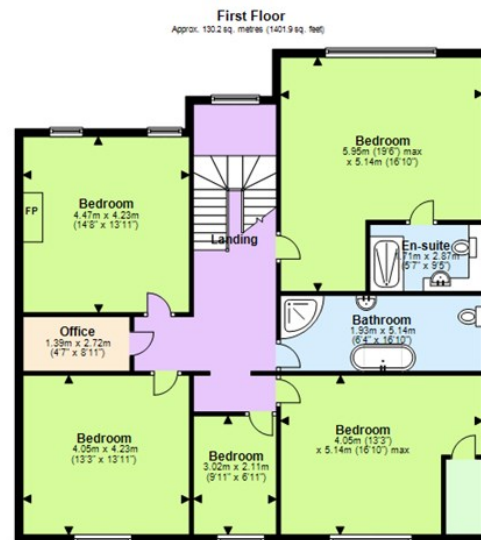
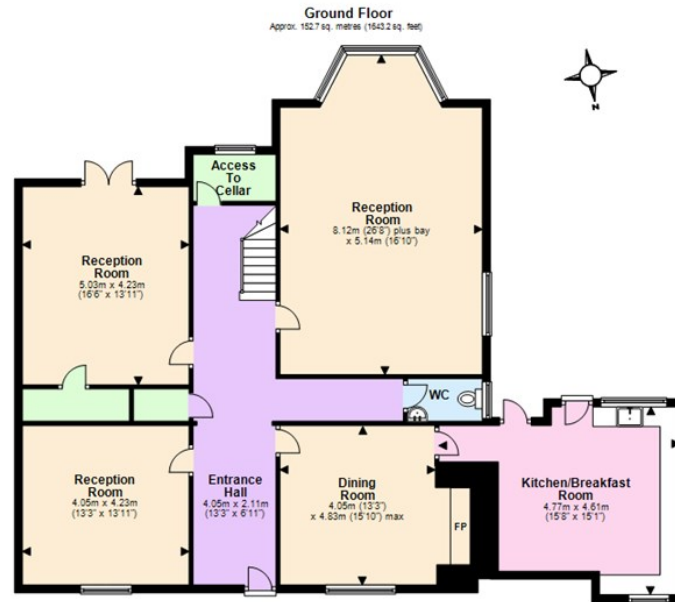
Nestled on the charming High Street of Woodville, this period house built in 1740 is a true gem waiting to be polished. With its characterful appeal and original features exuding historical charm, this detached property offers a unique opportunity for those with a vision.

Spanning over 3,000 sq ft, this spacious abode boasts five bedrooms and four reception rooms, providing ample space for comfortable living and entertaining. The property's historical significance is evident in every corner, offering a glimpse into the past while holding the promise of a bright future with the right touch.

While this property requires some work to restore it to its former glory, the potential it holds is boundless. Imagine the possibilities of reviving this piece of history into a modern masterpiece that still retains its period charm.

Conveniently located close to amenities in Woodville and offering parking space for four vehicles, this property combines history, potential, and practicality seamlessly. If you are looking for a project that promises both character and space, this period house on High Street is a canvas waiting for your personal touch.





Total area: approx. 282.9 sq. metres (3045.2 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. Plans produced using PlanMaker.

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(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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