



31 Bosworth Road

| DE12 7LG | Offers In The Region Of £150,000

**ROYSTON  
& LUND**



- No Upward Chain
- Newly installed Gas Central Heating
- Close to Local Amenities
- Ideal Investment
- EPC Rating D
- OFFERS IN THE REGION OF £150,000
- Three Storey Terrace Property with Two Bedrooms
- Good Transport Links
- Freehold
- Council Tax Band A





OFFERS IN THE REGION OF £150,000

A two bedroom mid terrace home in Measham. Sold with no upward chain this property would make an ideal first home or buy to let and has potential to add value. Benefitting from newly installed Gas Central Heating.



In brief the property comprises a lounge and a kitchen/diner with space for freestanding appliances. To the first floor there is a double bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and washbasin. To the second floor there is a further bedroom. At the rear there is a low maintenance garden with artificial turf and storage.

Measham is well positioned for fantastic transport links into the nearby areas of Burton on Trent, Ashby de la Zouch and the M42 close to schools and shops.

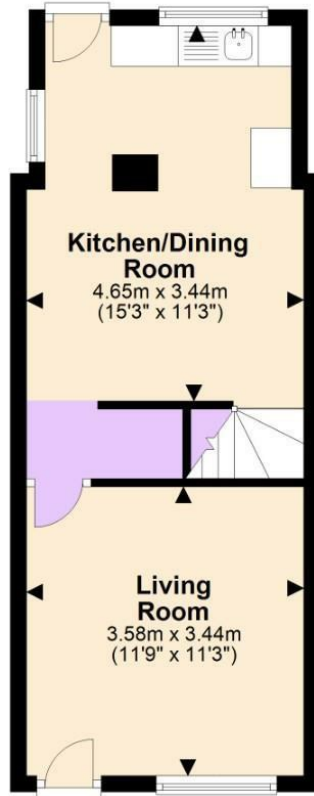




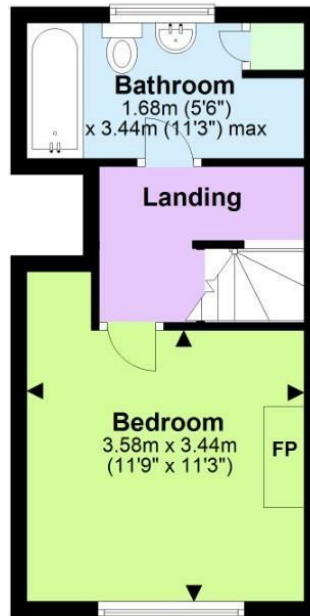
### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

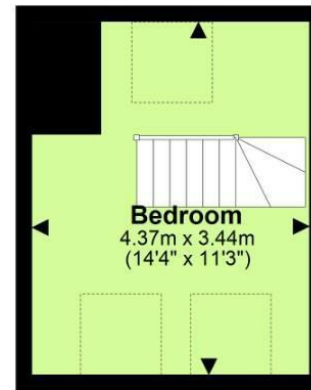
**Ground Floor**  
Approx. 31.2 sq. metres (335.7 sq. feet)



**First Floor**  
Approx. 24.0 sq. metres (258.1 sq. feet)



**Second Floor**  
Approx. 15.0 sq. metres (161.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 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.

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.

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