

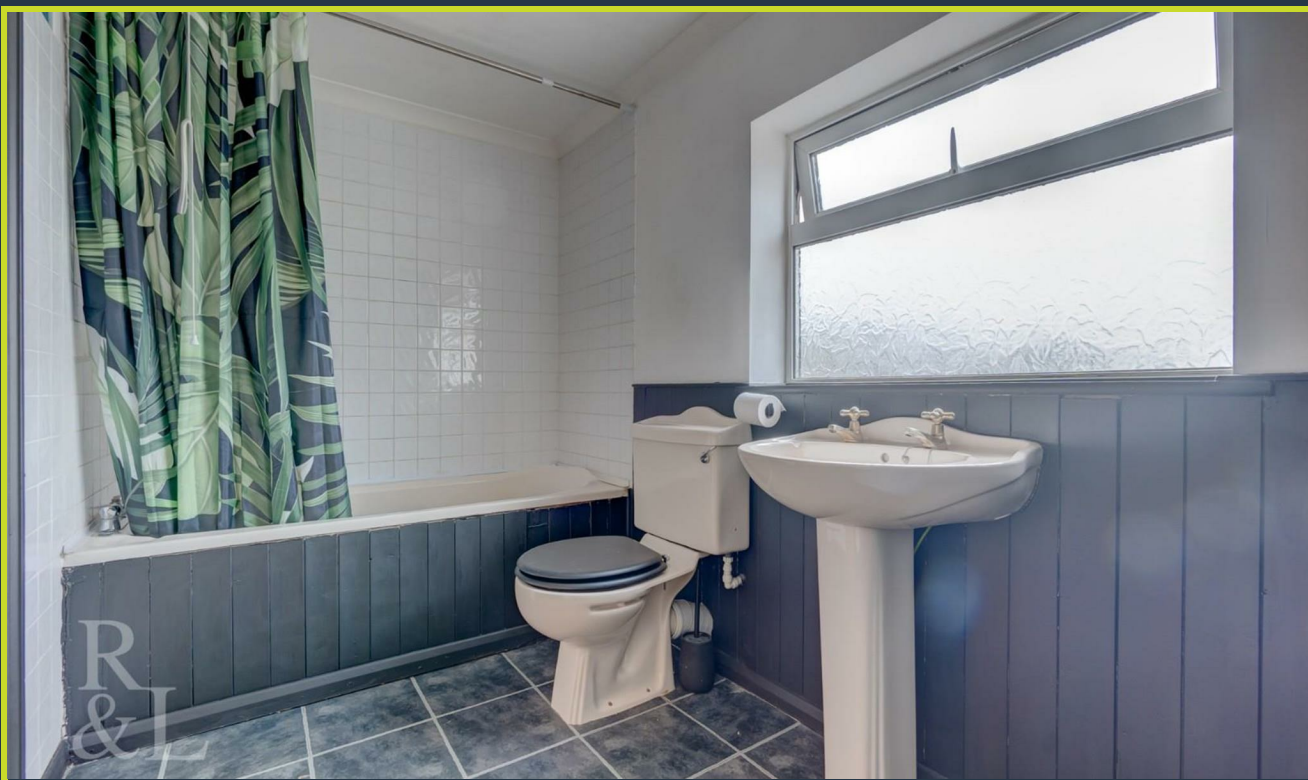


31 Bosworth Road

| DE12 7LG | Guide Price £140,000

ROYSTON
& LUND

- No Upward Chain
- Newly installed Gas Central Heating
- Close to Local Amenities
- Ideal Investment
- EPC Rating D
- GUIDE PRICE
£140,000-£150,000
- Three Storey Terrace Property with Two Bedrooms
- Good Transport Links
- Freehold
- Council Tax Band A





GUIDE PRICE £140,000-£150,000

A charming two-bedroom mid-terrace home in Measham, available with no upward chain. This property is ideal for first-time buyers or investors, offering great potential to add value and benefitting from newly installed gas central heating.



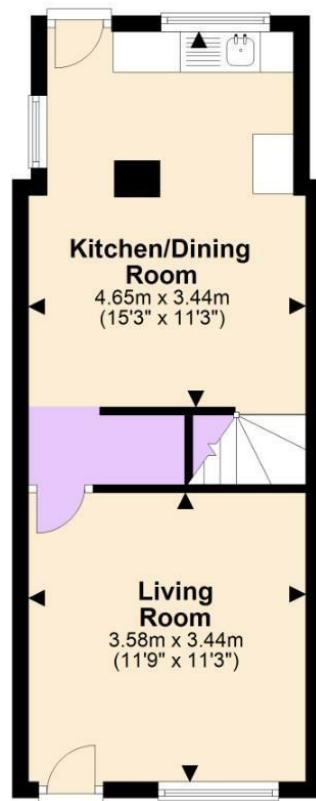
The ground floor features a welcoming lounge and a kitchen/diner with ample space for freestanding appliances. Upstairs, the first floor includes a spacious double bedroom and a modern three-piece bathroom with a bath, overhead shower, WC, and washbasin. The second floor offers an additional well-proportioned bedroom.

Externally, the rear boasts a low-maintenance garden with artificial turf and practical storage.

Measham offers excellent transport links to Burton on Trent, Ashby de la Zouch, and the M42, as well as proximity to local schools and shops.

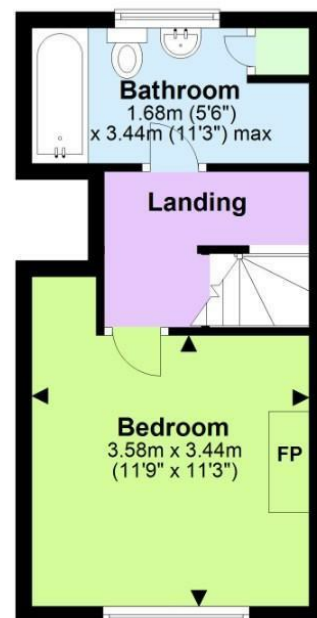
Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



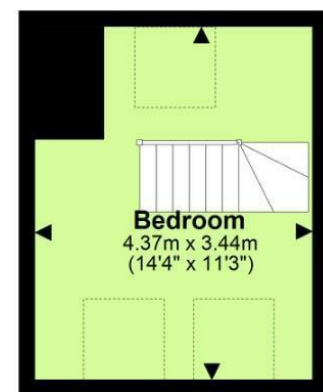
First Floor

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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