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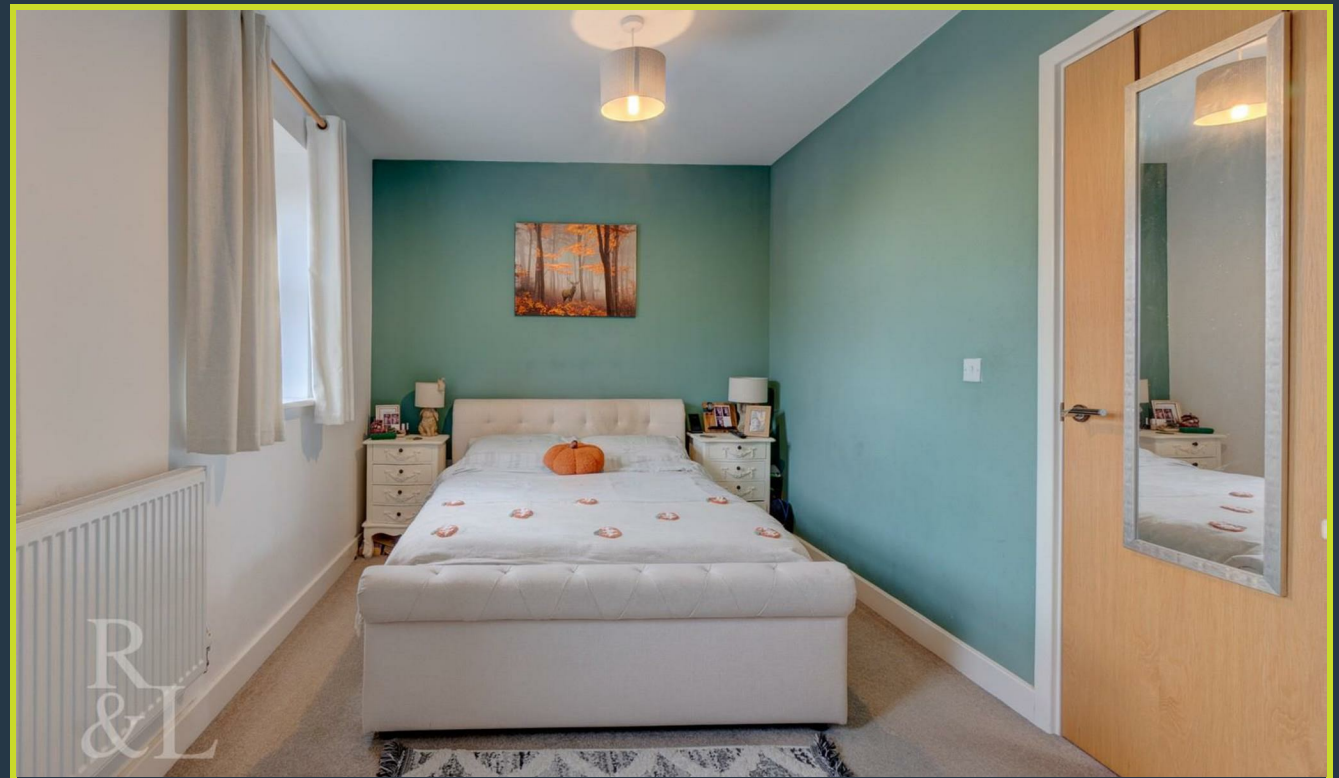
FOR SALE
ROYSTON & LUND
01530 443443

43 Rowan Drive

Midway | DE11 0FF | Guide Price £220,000

ROYSTON
& LUND

- Guide Price of £220,000 - £225,000
- Three Bedrooms
- Downstairs WC
- Built In Storage
- EPC Rating B
- Modern Semi-Detached Home
- Fully Integrated Kitchen
- Off Street Parking
- Freehold
- Council Tax Band B





Guide Price of £220,000 - £225,000

Royston and Lund are proud to present this delightful semi detached home is nestled in a beautiful Cul-de-Sac is a must see! Having a small frontage with path leading to the entrance door you are greeted with an entrance hallway with doors leading to the Kitchen diner, lounge and ground floor cloakroom. The kitchen is situated at the front of the home with a well appointed fitted kitchen with window to the front elevation and enough room for a table with seating. The the rear of the home is a good sized lounge with French doors leading out to the bigger than average garden. stairs lead up the the landing area and you have three bedrooms and family bathroom.

The home has a driveway to the side allowing tandem parking for two cars.



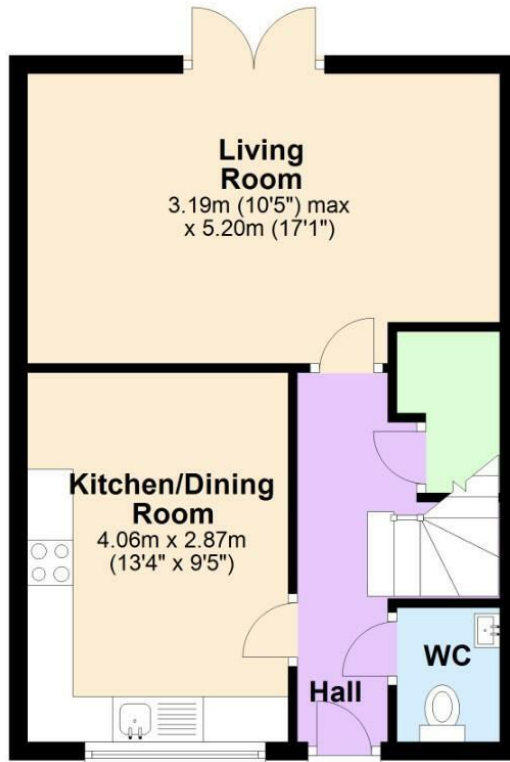


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(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	

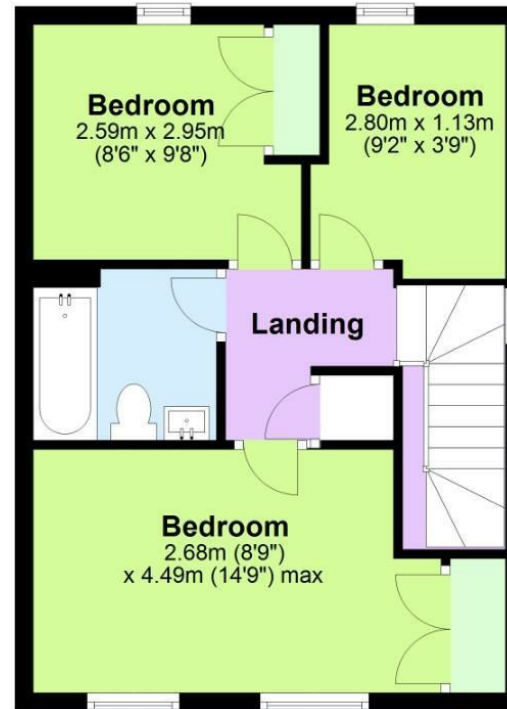
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.4 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.

ROYSTON & LUND