



36 Burton Road

| DE12 7NH | Guide Price £230,000

ROYSTON
& LUND

- Guide Price of £230,000 to £240,000
- Three Bedroom Semi-Detached
- Two Reception Rooms
- Close to Amenities
- EPC Rating D - Freehold
- NO UPWARD CHAIN to £240,000
- Ample Off Street Parking
- Kitchen & Utility Room
- Good Transport Links For M42
- Council Tax Band B



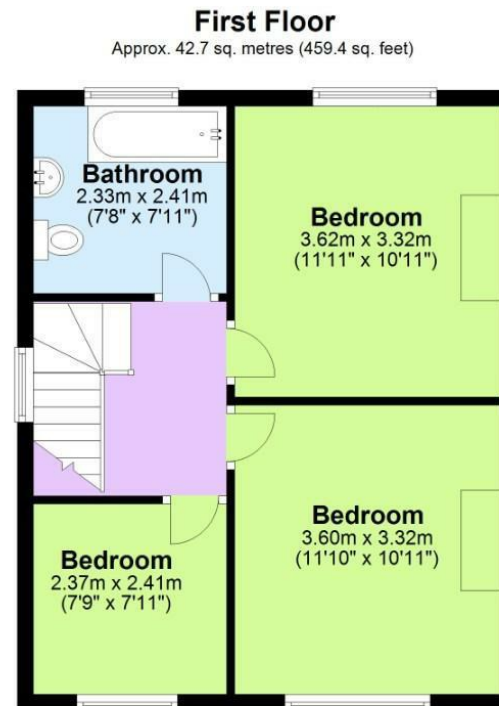
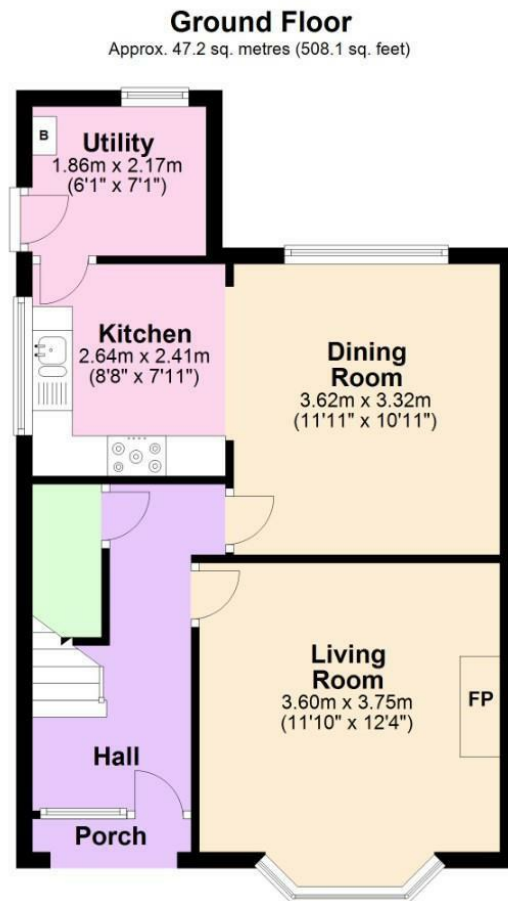


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Royston and Lund are delighted to bring to the market this three bedroom semi-detached home in Measham. Sold with no upward chain, this property offers a buyer the chance to add value after modernisation and is well situated with local amenities nearby, as well as transport links for the M42 to Birmingham, Nottingham and Derby.



In brief the ground floor comprises an entrance hallway with built in storage, a bay fronted lounge and a kitchen diner at the rear that also has a separate utility room. To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the front of the property there is ample off street parking for several vehicles and to the rear there is a long lawned garden with fenced boundaries.



Total area: approx. 89.9 sq. metres (967.5 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 | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (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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