



6 High Street

| DE12 7HR | Offers In The Region Of £240,000

ROYSTON
& LUND

- Offers In The Region of £240,000
- Period Features and High Ceilings Throughout
- Walking Distance To Local Amenities and Countryside Walks
- Outside WC
- Freehold
- 3 Storey Semi Detached Period 4 Bedroom Home
- Kitchen, Separate Lounge & Dining Room
- Rear Enclosed Garden with Detached Garage
- EPC E
- Council Tax B





Offers in the Region of £240,000

Royston and Lund are delighted to bring to the market this four bedroom semi-detached period property with original features throughout.

Entering the property through the entrance hall there are stairs to the first floor. A door leads into the the dining room with a bay window to the front and an inner lobby with a door to the lounge that has dual aspect windows to the side and the rear. The lounge opens into a kitchen with a window to the side and a side door to the garden.

The first floor offers a spacious landing with a large main bedroom to the front , with a further bedroom and a family bathroom. Stairs lead to the second floor where there are two double bedrooms.

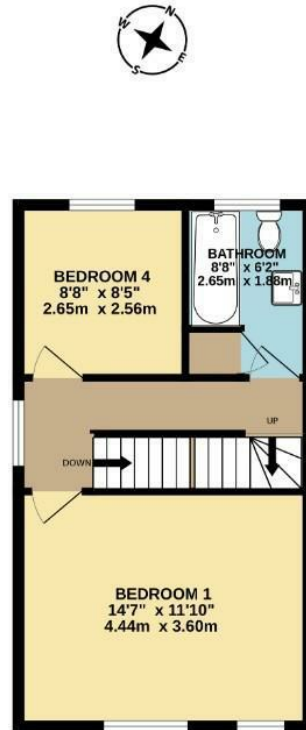
Outside there is a good sized garden. The property is located in the village of Measham offering amenities such as a doctors surgery, sport centre, supermarkets and cafes. Countryside walks are close by; a short drive take you to the market town of Ashby-de-la-Zouch. Road links to Birmingham and are in easy reach.



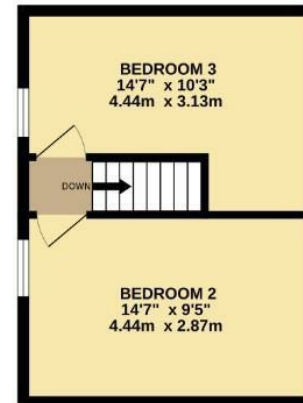
GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	46	

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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