



3 The Brambles

| DE11 7FB | Guide Price £290,000

ROYSTON
& LUND

- Guide Price £290,000 to £310,000
- Kitchen/Diner/Lounge
- Close To Amenities
- Off Road Parking
- EPC Rating B
- 3 Bedroom Detached Home
- Family Bathroom, En Suite And A Downstairs WC
- Rear Enclosed Garden
- Council Tax Band C
- Freehold





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Royston and Lund are pleased to present this well-maintained 3-bedroom detached home that offers practical and comfortable living, situated in the sought-after area of Woodville

The ground floor comprises a modern kitchen diner with integrated appliances, a convenient downstairs WC, and a spacious lounge. Upstairs, you'll find three bedrooms, including a master with en suite, and a separate family bathroom.

Externally, the property benefits from an enclosed rear garden, a garage, and a driveway with parking for two vehicles.

Ideally located close to local amenities, schools, and public transport links, the property is also near scenic walking routes, perfect for enjoying the outdoors.

To arrange your personal viewing, contact us on 01530 443443.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

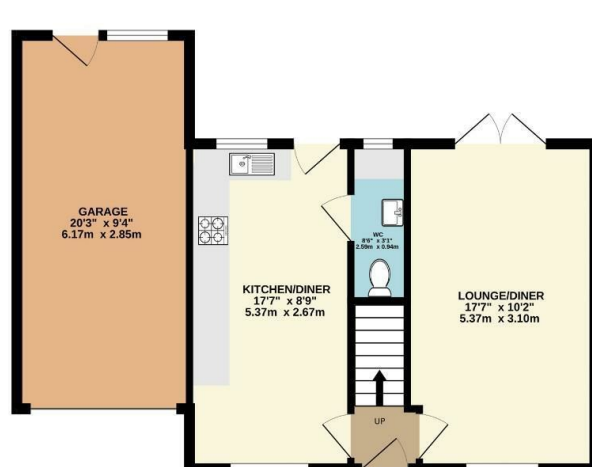
Environmental Impact (CO₂) Rating

	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		

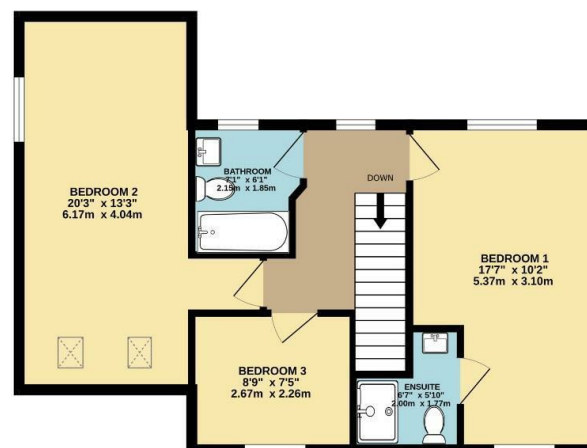
England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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