



10 Primrose Meadow

Midway | DE11 0XH | Guide Price £175,000

ROYSTON  
& LUND



- Guide Price £175,000 - £185,000
- Kitchen/ Breakfast Area
- Conservatory with Solid roof
- South Facing Garden
- Council Tax A
- Two Bedroom Home
- Family Bathroom
- Parking for Two Plus Cars
- EPC C
- Freehold





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Royston and Lund are delighted to bring this two bedroom semi detached home to the market. The property has a modern, bright and airy feel, ideal for a first time buyer or investment and benefits from a south facing garden.

Entering the property into a hallway with access to the lounge with a window to the front and an under stairs storage cupboard. The kitchen/diner leads on from the lounge and is fitted with a range of floor and wall units with a built in double oven, modern induction hob and extractor fan. there is room for further free standing appliances. The kitchen then opens into a good sized conservatory with double patio doors opening into the south facing garden. The conservatory has a solid roof which allows use all year round and is currently used as a dining area.

The first floor has two double bedrooms, the main bedroom has built in storage. A three piece family bathroom completes.

The rear garden is south facing and low maintenance with a patio area and area of lawn. There is also a wooden shed for storage. To the front there is off street parking for a number of vehicles.





## Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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